



**Loveland Housing Authority  
July 26, 2023 Board Meeting**

<b>Members Present:</b>	Dale Doering, Marc Heiser, Jenny Maeda, Tatiana Zentner, Kory Stolte
<b>Members Absent:</b>	None
<b>Staff Present:</b>	Jeff Feneis, Tracy Hoff, Sharlet Lee, Eric Hull, Paul Christenson
<b>Others Present:</b>	Bruce Farkas, Mike Radcliff, Patrick Rowe, Adrien Ruckle, Kim Kuxhausen, Danielle Feeney
<b>City Council Rep.:</b>	None

Kory Stole called the July 26, 2023 board meeting of the Loveland Housing Authority to order at 4:21 p.m.

**Reading and Approval of Minutes**

With the correction of the dates on the minutes for June 28, 2023 the minutes were approved as modified. All were in favor. None opposed.

**City Council Liaison Report** – Jon Mallo reported on:

- Downtown District
- TIFF – a way to update/fix blighted areas in the city.
- TABOR – discussion took place surrounding the need to be excluded from TABOR. This will be on the November ballot.
- Loveland Fire – Asking for an additional .37% sales tax to go to the fire department. There is a long-term plan to make Loveland Fire into a district.
- Solid Waste Enterprise
- Introduced Erin Black who is a city council candidate for Ward III.

**Correspondence and Statements** – Representative Ron Weinberg is coming on August 1<sup>st</sup> for a tour of properties and to learn about what we are doing.

**Presentations**

**Staffing Update** – Jeff Feneis reported that there is one Resident Manager position, one Maintenance Technician, one Finance Clerk, and the Finance Director position that we need to fill. A new Payroll Clerk is starting on July 31<sup>st</sup>.

**Sugar Creek Development: Non-Binding Letter of Intent** – Jeff Feneis reported that a developer who is developing a couple hundred acres behind Crystal Landscape is interested in including an affordable component to the development. They asked us if we would be interested in a 5-acre

parcel to build our traditional 30-60% AMI apartments. At this point Jeff thinks it is a good opportunity to keep on the radar. Jeff asked the board to allow LHA to enter into a non-binding letter of intent with this developer. The LOI would be very similar to the LOI we have with McWhinney. We would get to be in on the front end of the design and be able to pick the location and also size it appropriately for funding. It would be of benefit to our residents. Marc Heiser made a motion allowing Jeff to sign this non-binding letter of intent. Dale Doering seconded the motion. All were in favor. None opposed.

Benefits Plan Update – Andy Bickers summarized the recommended benefits plan. The increase is less than 1%. By staying with the same carrier, we are saving \$12,036 than if we switched to Blue Cross Blue Shield.

Development Update –Eric Hull reported on:

- **Crossroads Project – Taft and 37th**  
We put an RFP out for a Civil Engineer and Land Planner/Landscape Architect. The development committee of Eric Hull, Jeff Feneis, Dale Doering, and Bruce Farkas interviewed the top three Civil Engineers out of 8 proposals received on July 19th. The committee recommends Galloway for the Civil Engineer. We received six Land Planner proposals. The committee interviewed the top three on July 21<sup>st</sup>. The committee recommends BHA as Land Planner. Jenny Maeda made a motion to move forward with negotiations with Galloway as the Civil Engineer for the Crossroads Project. Tatiana Zentner seconded the motion. All were in favor. None opposed. Tatiana Zentner made a motion to move forward with negotiations with BHA as the Land Planner for the Crossroads Project. Jenny Maeda seconded the motion. All were in favor. None opposed.

Executive Session – Kory Stolte recessed the meeting at 5:02 p.m. to go into executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. section 24-6-402(4)(e).

The meeting reconvened at 5:50 p.m. Kory Stolte made a motion to approve the items discussed in executive session. Dale Doering seconded the motion. All were in favor. None opposed.

**Other Staff/Committee and/or Commissioner Reports**

With no other business to discuss, Kory Stolte adjourned the meeting at 5:51 p.m.

Respectfully submitted  
Tracy Hoff