Loveland Housing Authority
January 22, 2025 Board Meeting

Members Present:	Marc Heiser, Tatiana Zentner, Kory Stolte, Jenny Maeda, Connie Ealey
Members Absent:	None
Staff Present:	Jeff Feneis, Tracy Hoff, Eric Hull, Paul Christenson, Theresa Fox, Jess Hinze
Others Present:	Bruce Farkas, Mike Radcliff, Kelso Kelly, Adrien Ruckle, Patrick Rowe
City Council Rep.:	Jon Mallo

Jenny Maeda called the January 22, 2025 board meeting of the Loveland Housing Authority to order at 4:17 p.m.

Presentations
LHA, LHDC, Aspire Audit – Rich Larsen from Novogradac presented the audits. Kory Stolte asked when a reasonable expectation for the next audit would be. Theresa Fox said July would be reasonable for her team. Novogradac does not do all our audits. The goal is to get everything to Novogradac by April.

Reading and Approval of Minutes
The minutes for December 11, 2024 were accepted as presented.

Correspondence and Statements – Jeff Feneis gave an update on:
- McWhinney Centerra South project. McWhinney asked LHA to re-confirm our interest in the project. We said yes through the lens of affordable housing regardless of who the developer is. LHA staff believe it is a great opportunity to be at the front end of the development. Jeff wrote a letter of support for the McWhinney project.
- Jeff and Eric Hull went in front of City Council for the fee waiver appropriation. This was a good opportunity to promote the Housing Authority and Aspire.

City Council Liaison Report – Jon Mallo reported on:
- Reimbursement for appropriation fees
- Sign Code Revision Approval
- Red Light Camera Discussion – extra staffing not in the budget
- Historical plaque for the bridge at Fairgrounds Park
- Miss Valentine Loveland – February 11, 2025
- Oil and Gas Development
- Marijuana Regulations

Employee Survey – Jeff Feneis presented the results of the employee survey. The board believes that the results are great.

Proposed 2025 KPI's – Jeff Feneis presented the proposed 2025 KPI's. With the minor changes discussed at the board meeting, Kory Stolte made a motion to approve the 2025 KPI's. Marc Heiser seconded the motion. All were in favor. None opposed.

Development Update –Eric Hull reported on:

- Jacoby Meadows Phase I
  - Month five of construction
  - Project remains on schedule and within budget
  - Complete construction – Fall 2025
- Edge Phase III – 4% tax credit project
  - Week three of construction. On schedule and within budget
  - Two weather days
  - Complete construction – February 2026
- Legacy Crossing (formally Crossroads Project)
  - In the process of amending the planned units (PUD) for the property to allow the mix of units we want for the project. We presented it to the planning commission on January 13th and they approved it. Now we will go before City Council next month. There is some strong opposition at the Alford Meadows subdivision.
  - Messaging/Communications
  - Community Outreach

Other Staff/Committee and/or Commissioner Reports

Jeff Feneis reported that the Leadership Team came up with an emergency coverage plan if Jeff Feneis is out to keep operations going. Jess Hinze and Theresa Fox work as business as usual. Eric Hull would communicate with partners and be acting supervisor for Sharlet Lee. Paul would fill the rest of the void. This is not a succession plan. Each of the directors are going to come up with a similar plan for their teams.

Jenny Maeda recessed the LHA board meeting at 5:40 p.m. to go into an executive session for discussion of a personnel matter under C.R.S. Section 24 6-402 (4) (e).

Jenny Maeda reconvened the LHA board meeting at 6:30 p.m. Kory Stolte made a motion to approve the items discussed in the executive session. Marc Heiser seconded the motion. All were in favor. None opposed.

With no other business to discuss, Jenny Maeda adjourned the meeting at 6:31 p.m.

Respectfully submitted
Tracy Hoff