

Housing Authority of the City of Greeley

Weld County Housing Authority

Meeting of the Board of Commissioners

Wednesday 5/28/2025

4:30pm

Minutes

Greeley Housing Authority – 903 6th Street Greeley, CO 80631

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Meeting ID: 276 877 329 011

Passcode: hHyTm9

Attendees: ~~Shawn Walcott~~, Kim Longworth, Ernest Cienfuegos-Baca, Scott James, Rachel Flynn, Olivia Milstead, Karin Crandall, Vincent Ornelas, Bobbier Cranston

1. **Call to Order** at 4:31 pm by board Vice-Chair Kim Longworth.
2. **Welcome New Commissioner** – Rachel Flynn introduced herself and gave a brief history of background. Rachel Flynn stated that she looks forward to getting to know the rest of the commissioners and see how the City can partner with the Housing Authority.
3. **Action Item – Approval of prior meeting minutes:** Olivia Milstead stated that her name was not included on the attendees. Vincent Ornelas stated that Olivia's name will be added to the attendees. It was motioned by Ernest Cienfuegos-Bacato to approve the April 23, 2025 meeting minutes as corrected.; Motion was seconded by Karin Crandall; no opposition; all approved; motion passed.
4. **Open Public Comment Period:** no public comments
5. **Executive Director Reports:**

- a. **Financials:** Vincent Ornelas stated that we do not have financials to share at this point but will have January 2025 through April 2025 for the June Board Meeting.

Vincent Ornelas stated that the accounting staff is struggling with reconciling our General Ledgers. Vincent Ornelas also stated that our third-party auditor will be on-site next week and hope to have a draft audit report shortly.
- b. **Housing Department Report:** Vincent Ornelas presented the Housing Department report for April 2025. Vincent Ornelas gave an update on vacancies for all properties. Vincent Ornelas presented figures on the Housing Choice Voucher program for both Greeley and Weld County for the month of April 2025. Ernest Cienfuegos-Baca asked what months the Housing Authority scrubs the waitlist. Vincent Ornelas stated that the Housing Authority is required to scrub the waitlist annually and staff are waiting until the Yardi conversion to scrub the waitlist.
- c. **Board Commissioner resignation:** Vincent Ornelas announced that Kyle Holeman submitted his resignation from the Greeley/Weld Housing Board. Vincent Ornelas stated that he appreciated Kyle Holeman's work while on the board and looks forward to working with Kyle in his capacity at the Weld Trust.

6. Action Items

- a. **Annual Meeting Election for Vice-Chair:** It was motioned by Olivia Milstead to nominate Kim Longworth as Vice-Chair of the Greeley/Weld Housing Authority Board. Motion was seconded by Ernest Cienfuegos-Baca; no opposition; all approved; motion passed.
- b. **2025 Budget Amendment:** It was motioned by Ernest Cienfuegos-Baca to enter into Executive Session. Motion was seconded by Olivia Milstead; no opposition; all approved; motion passed. Board went into Executive Session at 4:42pm. The Board

came back from Executive Session at 5:32pm. Vincent Ornelas stated that proposals for purchasing three new maintenance vehicles were included in the budget amendment. Attached to the board packet were bids from two dealerships and. Vincent Ornelas stated that he attempted to get a third bid for the vehicles from Mike Shaw but a proposal from Mike Shaw was never given to the Housing Authority. Vincent Ornelas stated that the vehicles would be purchased using Public Housing funds. The Housing Authority did see an increase in 2025's capital grant by \$177,000, which will be used to cover the cost of the purchase. It was motioned by Ernest Cienfuegos-Baca to adopt the amended budget with the 1.9% reduction in salaries. Motion was seconded by Olivia Milstead; no opposition; all approved; motion passed.

- c. Maintenance Vehicles – Purchase:** Kim Longworth asked how Vincent Ornelas would be selling the old vehicles? Vincent Ornelas stated that he would be either selling them to Yoder or selling them to the public, whichever would bring the highest selling price. It was motioned by Karin Crandall to approve the purchase of three maintenance vehicles from Yoder Chevrolet. Motion was seconded by Olivia Milstead; no opposition; all approved; motion passed.

- 7. Adjourn:** It was motioned by Karin Crandall to adjourn; Motion was seconded by Ernest Cienfuegos-Baca; no opposition; all approved; motion passed.

Next Board Meeting Scheduled June 25, 2025.

Respectfully submitted by Vincent Ornelas, Greeley Housing Authority Executive Director/Board Secretary