



AGENDA
HAYDEN MUNICIPAL HOUSING AUTHORITY MEETING
178 W JEFFERSON AVENUE
THURSDAY, December 4, 2025
5:30 P.M.

ATTENDEES/COMMISSIONERS MAY PARTICIPATE VIRTUALLY VIA ZOOM WITH THE INFORMATION BELOW:

Join Zoom Meeting

<https://us02web.zoom.us/j/84598597603?pwd=RVk4Q3dHSERQWitwUlhuNENsOWw4UT09>

Meeting ID: 845 9859 7603

Passcode: 964476

One tap mobile

+16699009128,,84598597603#,,,,*964476# US (San Jose)

+12532158782,,84598597603#,,,,*964476# US (Tacoma)

OFFICIAL RECORDINGS AND RECORDS OF MEETINGS WILL BE THE ZOOM RECORDING AND OFFICIAL MINUTES OF MEETING

REGULAR MEETING –5:30 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. PUBLIC COMMENTS

Citizens are invited to speak to the Commissioners on items that are not on the agenda. There is a 3-minute time limit per person, unless otherwise noted by the Chair. Please note that no formal action will be taken on these items during this time due to the open meeting law provision; however, they may be placed on a future posted agenda if action is required.

2. CONSENT ITEMS

Consent agenda items are considered to be routine and will be considered for adoption by one motion. There will be no separate discussion of these items unless a Councilmember or Town staff requests the Council to remove an item from the consent agenda.

- A. Consideration and Approval of Minutes of the November 6, 2025, Hayden Municipal Housing Authority Meeting Minutes. Page 3

3. OLD BUSINESS

4. NEW BUSINESS

- A. Resolution 2025-03 – A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR THE FUND AND ADOPTING A BUDGET FOR THE HAYDEN HOUSING AUTHORITY FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026 Page 5

- i. Public Hearing: Resolution 2025-03
- ii. Review and Consideration of Approval of Resolution 2025-03 - **A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR THE FUND AND ADOPTING A BUDGET FOR THE HAYDEN HOUSING AUTHORITY FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026**

5. PULLED CONSENT ITEMS

6. STAFF AND COMMISSIONER REPORTS

7. **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).

8. ADJOURNMENT

Hayden Municipal Housing Authority Meeting November 6, 2025

Call to Order/Roll Call

Vice-Chair Gann called the regular meeting of the Hayden Housing Authority to order at 6:55 p.m.
Vice-Chair Gann Led the Pledge of Allegiance

Vice-Chair Gann, Commissioners Hicks, Carlson and Hayden were present. Commissioners Bell, and Haight were absent. Chair Banks is out on leave. Also present, were; Town Manager Mathew Mendisco; Town Clerk Barbara Binetti, Deputy Town Manager Tegan Ebbert, Public Works Director Bryan Richards and Chief Scott Scurlock.

Public Comment – There were none.

Proclamations and Presentations - There were none.

Consent Agenda Items

A. Consideration and Approval of Minutes of the October 16, 2025, Hayden Municipal Housing Authority Meeting Minutes.

Vice-Chair Gann moved, seconded by Commissioner Hicks. A roll call vote was taken and the motion passed unanimously.

Items Removed from Consent Agenda There were none

Old Business – There was no Old Business

New Business -

A. Consideration to approve and authorize the Vice-Chairperson to sign Resolution 2025-01, A Resolution adopting Bylaws of the Hayden Municipal Housing Authority

Vice-Chair Gann moved, seconded by Commissioner Bell. A roll call vote was taken and the motion passed unanimously.

B. Consideration to approve and authorize the Vice-Chairperson to sign Resolution 2025-02. A Resolution accepting the conveyance of certain real property, known as 365 South Poplar Street, Hayden, Colorado, from the Town of Hayden to the Hayden Municipal Housing Authority for the development of an affordable housing project.

Vice-Chair Gann moved, seconded by Commissioner Bell. A roll call vote was taken and the motion passed unanimously.

C. Consideration to approve and authorize the Hayden Municipal Housing Authority Executive Director to sign the 365 S Poplar, LLC Operating Agreement

Vice-Chair Gann moved, seconded by Commissioner Bell. A roll call vote was taken and the motion passed

unanimously.

- D. Set 2026 Budget Hearing for December 4, 2025, Council Meeting.
Vice-Chair Gann moved, seconded by Commissioner Bell. A roll call vote was taken and the motion passed unanimously.

Pulled Consent Items There were none

Staff and Commissioner Reports and Updates

EXECUTIVE SESSION

Vice-Chair Gann moved, seconded by Commissioner Hicks, to go into executive session at 7:02 p.m. 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). Roll call vote was taken and the motion carried.

Adjournment: Vice-Chair Gann adjourned the meeting at 10:10 p.m.

Recorded by:

Barbara Binetti, Town Clerk

APPROVED ON THIS 4th Day OF DECEMBER, 2025.

Trevor Gann, Vice-Vice-Chairman

HAYDEN HOUSING AUTHORITY RESOLUTION 2025-03

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR THE FUND AND ADOPTING A BUDGET FOR THE HAYDEN HOUSING AUTHORITY FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026

RECITALS

1. The Town Council for the Town of Hayden Per Resolution 2021-09 created the Hayden Municipal Housing Authority (the Authority) to help with the affordable crisis in Hayden, CO.
2. The Commissioners of the Authority must adopt an operating budget prior to each fiscal
3. A proposed budget for fiscal Year 2026 was prepared prior to the date hereof and is attached hereto as Appendix A
4. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, and a public hearing was held on December 4, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.
5. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HAYDEN MUNICIPAL HOUSING AUTHORITY AS FOLLOWS:

Section 1. That the budget as submitted, amended and summarized by fund, hereby is approved and adopted as the budget of the Authority for the year 2026 subject to final staff changes to be submitted to the Colorado Department of Local Affairs on or before January 31st, 2026.

Section 2. That the budget hereby approved and adopted shall be signed by the Chair or Vice-Chair of the Authority and its Secretary and made a part of the public records of the Authority.

PASSED, APPROVED, AND RESOLVED THIS 4TH DAY OF DECEMBER 2025

Trevor Gann, Vice-Chair

ATTEST:

Barbara Binetti, Secretary

APPENDIX A

HAYDEN MUNICIPAL HOUSING AUTHORITY PROPOSED BUDGET



NOTICE OF BUDGET

NOTICE is hereby given that a proposed budget has been submitted to the Hayden Housing Authority for the ensuing year of 2026; a copy of such proposed budget has been filed in the office of Town Clerk, where the same is open for public inspection; such proposed budget will be considered at a regular meeting of the Hayden Housing Authority to be held at Town Hall, 178 W. Jefferson Avenue on Thursday, December 4, 2025 at 6:00 p.m. Any interested elector of the Town of Hayden may inspect the proposed budget and file or register any objections thereto at any time prior to the final adoption of the budget.

Per Town of Hayden Home Rule Charter Section 8-4, Section 8-6
Per C.R.S. 29-1-106(1),(a)(b)(c)

TOWN OF HAYDEN
2025 BUDGET ADOPTED
WITH 2024 ACTUAL AND 2026 - 2027 FORECASTED

HAYDEN MUNICIPAL HOUSING AUTHORITY

		ACTUAL 12/31/2024	BUDGET 2025	YTD 9/30/2025	PROJECTED 2025	ADOPTED 2026	FORECASTED 2027	FORECASTED 2028
<u>HOUSING AUTHORITY FUND REVENUE</u>								
76-36-4036	Grant Revenue	\$ -	\$ -	\$ -	\$ 90,000	\$ 3,300,000	\$ 200,000	\$ 200,000
76-36-4038	Rental Income	-	-	-		595,200	684,480	787,152
76-36-4050	Loan Proceeds	-	-	-	-	8,000,000	-	-
Total HHA FUND REVENUE:		-	-	-	90,000	11,895,200	884,480	987,152
<u>TRANSFERS</u>								
76-36-6000	Transfer from GF - HHA	\$ -	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -
Total TRANSFERS:		-	-	-	30,000	-	-	-
HOUSING AUTHORITY Revenue Total:		\$ -	\$ -	\$ -	\$ 120,000	\$ 11,895,200	\$ 884,480	\$ 987,152
<u>HOUSING AUTHORITY FUND EXPENDITURES</u>								
76-70-6050	Design	-	-	10,595	\$ 30,000	\$ 70,000	\$ -	\$ -
76-70-6052	Construction Management	-	-	-	30,000	-	-	-
76-70-6054	Housing Construction	-	-	-		3,300,000	-	-
76-70-6056	Road Construction	-	-	-		-	50,000	100,000
76-70-6057	Water Construction	-	-	-		-	-	-
76-70-6077	Sewer Construction	-	-	-		-	-	100,000
76-70-7000	Utilities	\$ -	\$ -	\$ -		10,000	10,000	10,000
76-70-7005	Landscaping	-	-	-			-	-
76-70-7008	Legal Counsel	-	-	-	60,000	10,000	10,000	10,000
76-70-7010	General Maintenance	-	-	-		30,000	100,000	100,000
76-70-8000	Issuance Fees	-	-	-			-	-
76-70-8005	Debt Service Principal	-	-	-			-	-
76-70-8006	Debt Service Interest	-	-	-			-	-
76-70-9600	Property Acquisition	-	-	-	-	8,000,000		
Total HOUSING AUTHORITY EXPENDITURES:		\$ -	\$ -	\$ 10,595	\$ 120,000	\$ 11,420,000	\$ 170,000	\$ 320,000
HAYDEN MUNICIPAL HOUSING AUTHORITY FUND REVENUE Total:		\$ -	\$ -	\$ 10,595	\$ 120,000	\$ 11,895,200	\$ 884,480	\$ 987,152
HAYDEN MUNICIPAL HOUSING AUTHORITY Expenditure Total:		\$ -	\$ -	\$ 10,595	\$ 120,000	\$ 11,420,000	\$ 170,000	\$ 320,000
Total HOUSING AUTHORITY NET TOTAL:		\$ -	\$ -	\$ (10,595)	\$ -	\$ 475,200	\$ 714,480	\$ 667,152
FUND BALANCE - BEGINNING		-	-	-	-	-	475,200.00	1,189,680.00
FUND BALANCE - ENDING		\$ -	\$ -	\$ (10,595.00)	\$ -	\$ 475,200.00	\$ 1,189,680.00	\$ 1,856,832.00