

**MAIKER HOUSING PARTNERS
MINUTES OF THE MEETING OF THE
BOARD OF COMMISSIONERS**

January 28, 2026

The meeting of the Board of Commissioners of Maiker Housing Partners was held in person at the Maiker Housing Partner Home Office.

Ms. Sandgren called the meeting to order at 11:34 am and a quorum was established.

ROLL CALL:

Board Members Present: Ms. Dawn Davis, Mr. Paul Franke, Ms. Lisandra Gonzales, Ms. Shelly Miewza, and Ms. Emma Pinter

Staff Members Present: Mr. Peter LiFari, Ms. Dana Miller, Mr. Drew O'Connor, Mr. Steve Kunshier and Ms. Amber Alvarado

Board Members Absent: Mr. Aaron Hoffman and Ms. Jessica Sandgren

APPROVAL OF MINUTES:

Action Taken: Ms. Davis called for a motion to approve December 10, 2025, Board Meeting Minutes as presented.

Motion: Ms. Miezwa

Second: Ms. Davis

Vote: Unanimous approval

PUBLIC RIGHT TO BE HEARD:

No members of the public were present.

CONSENT AGENDA:

Item A – December 2025 Financials

Item B – ELP 1 Treatment of Staff

Item C – ELP 7 Financial Condition and Activities

Ms. Miller reviewed the December 2025 financials, ELP 1 and ELP 7 with the board.

Action Taken: Ms. Davis called for a motion to approve consent agenda items A, B and C as presented

Motion: Mr. Franke

Second: Ms. Pinter

Vote: Unanimous approval

Item D - Resolution 26-01 Junegrass Phase II Project Pre-Development Expenses

Item E - Resolution 26-02 Approving Issuance of Bonds for Verrbena

Item F – Resolution 26-03 Approving Changes to HCV Administrative Plan

Mr. Kunshier reviewed the resolutions and the development committee report with the board. Mr. Kunshier provided an in-depth presentation to the board regarding the pre-development expense request for the Junegrass Phase II project. Mr. Kunshier also reviewed the request to approve bond issuance for the Verrbena project. Ms. Miller reviewed the bond issuance process with the board. Mr. Kunshier advised the board that they will need to meet again in the next one to two weeks to approve the final funding for the Verrbena project.

Mr. LiFari and Mr. O'Connor reviewed item F with the board, advising that Maiker will be opening the housing choice voucher lottery and will be separated into two lists, one for traditional vouchers and one for project based vouchers.

Action Taken: Ms. Davis called for a motion to approve consent Agenda items D, E and F as presented

Motion: Mr. Franke

Second: Ms. Pinter

Vote: Unanimous approval

Item G – Election of Officers

Mr. LiFari reviewed the process of electing a new Chair and Vice Chair for the board as Ms. Sandgren and Ms. Davis are both leaving the board. Mr. Franke, who previously served as Chair of the board, gave the board an overview of the position. Ms. Davis, gave the board an overview of the Vice Chair position.

Ms. Pinter advised the board she was interested in the Chair position, and Ms. Gonzales in the Vice Chair position.

Action Taken: Ms. Davis called for a motion to approve appointing Ms. Pinter as Chair and Ms. Gonzales as Vice Chair

Motion: Ms. Miezwa

Second: Mr. Franke

Vote: Unanimous approval

COMMITTEE, DEVELOPMENT & PROGRAM REPORTS

Mr. LiFari invited Mr. O'Connor to review the programs report with the board.

Mr. O'Connor reviewed the report with the board, highlighting staffing changes in the property operations environment.

Mr. O'Connor also reviewed the end of year FCV numbers, including rental and utility assistance and food assistance.

Mr. LiFari encouraged the board to review the CEO report and supporting articles.

ADJOURNMENT:

The Board Meeting was adjourned at 1:00 pm.

THE HOUSING AUTHORITY OF THE COUNTY OF ADAMS



(SEAL)

ATTEST:

A handwritten signature in blue ink, appearing to read "Peter LiFari", is written over a horizontal line.

Peter LiFari, Secretary