MAIKER HOUSING PARTNERS

MINUTES OF THE MEETING OF THE

BOARD OF COMMISSIONERS

May 21, 2026

The regular meeting of the Board of Commissioners of Maiker Housing Partners was held on May 21, 2026, at the Maiker Housing Partners Home Office and virtually via Zoom.
The meeting was called to order at 9:35 a.m., and a quorum was established.

ROLL CALL:

Board Members Present: Emma Pinter, Lisandra Gonzales, Joe Frey, Shelly Miezwa, Luke O'Keefe, Tanner Tweten
Board Members Absent: Aaron Hoffman
Staff Members Present: Peter LiFari, Drew O'Connor, Dana Miller, Amber Alvarado, Steven Kunshier, Christie Doherty
Guests Present: Mackinzie Wilson, Eide Bailey

PUBLIC RIGHT TO BE HEARD:

No members of the public were present.

APPROVAL OF MINUTES:

Action Taken: Ms. Pinter called for a motion to approve the March 19, 2026 minutes, with a correction noting that Tanner Tweten was inadvertently listed as present and should be removed from the list of attendees.
Motion: Ms. Gonzales
Second: Ms. Miezwa

Vote: Unanimous approval

CONSENT AGENDA:

Items A, B & C – Financials, ELP 7, and ELP 3

Ms. Miller reviewed the financials with the Board, noting that the organization remains financially strong, cash is improving as development fees are received, expenses were below budget in utilities and bulk trash pickup, and occupancy remains strong.
Mr. LiFari reviewed ELP 3 related to compensation and benefits, and Ms. Miller reviewed ELP 7 related to financial conditions and activities.

Action Taken: Ms. Pinter called for a motion to approve consent agenda items A, B, and C.
Motion: Ms. Miezwa
Second: Mr. Frey
Vote: Unanimous approval

Item D – Resolution 26-07 Approving the 2025 Financial Audit

Mackinzie Wilson of Eide Bailly presented an overview of the 2025 financial audit. Ms. Wilson reported that the audit received an unmodified, or clean, opinion. She reviewed year-over-year financial highlights, subsequent events, the Schedule of Expenditures of Federal Awards, and single audit requirements. Ms. Wilson reported that there were no compliance findings and no internal control findings. The Board discussed the single audit threshold, reporting requirements, and the process for management corrective action plans if findings were ever identified.

Action Taken: Ms. Pinter called for a motion to approve Resolution 26-07, approving the financial audit, with a correction of a typo in the final paragraph of the resolution.
Motion: Mr. Frey
Second: Ms. Gonzales
Vote: Unanimous approval

Items E through K – Development and Partnership Resolutions

Mr. Kunshier reviewed development updates and related resolutions. Updates included Overlook at Thornton, Verrbena, and Village of Greenbriar. The Board discussed bond inducement resolutions for Boyers and Irving Street Senior Housing, partnership terms and bond resolutions for Dawson Square and Squire Village, and a preservation partnership opportunity with BMC. Discussion included bond issuance, CHFA tax credit applications, affordability restrictions, partnership oversight, exit rights, fees, risk considerations, and Maiker's role as a special limited partner where applicable.

Action Taken: Ms. Pinter called for a motion to approve consent agenda items E, F, G, H, I, J, and K.
Motion: Ms. Miezwa
Second: Ms. Gonzales
Vote: Unanimous approval

COMMITTEE & PROGRAM REPORTS:

Development Committee: Mr. Kunshier provided updates on current development projects including Overlook at Thornton, Village of Greenbriar, and Verrbena.

Property Operations & Program Reports: Mr. O'Connor's report was included in the packet, due to time constraints the report was not reviewed during the meeting.

DISCUSSION:

CEO's Report: Mr. LiFari's report was included in the packet and was not discussed due to time constraints.

Executive Session: Ms. Pinter called for a motion to move into executive session to discuss the CEO's performance appraisal.

Motion: Ms. Gonzales
Second: Ms. Miezwa
Vote: Unanimous approval

Return from Executive Session: The Board returned from executive session at approximately 11:30 a.m, Ms. Pinter called for a motion to return to the regular session.

Motion: Ms. Miezwa
Second: Mr. Frey
Vote: Unanimous approval

Action Taken: Upon returning from executive session, Ms. Pinter called for a motion to approve the CEO performance increase as presented, retroactive to March 23, 2026.
Motion: Mr. Frey
Second: Ms. Gonzales
Vote: Unanimous approval

OTHER BUSINESS:

The next Board meeting is scheduled for July 16, 2026.

ADJOURNMENT:

The meeting adjourned at approximately 11:35 a.m.

THE HOUSING AUTHORITY OF THE COUNTY OF ADAMS

(SEAL)

ATTEST:

Peter LiFari, Secretary