



**HOUSING AUTHORITY OF MARICOPA COUNTY  
FORMAL MEETING MINUTES  
BOARD OF COMMISSIONERS**

**Wednesday, January 22, 2025, at 9:30am**

<b>Board Members</b>
Cindy Stotler, Chairperson - District 3
Jose Martinez, Vice Chair District 5
Kathy DiNolfi, District 1
<b>Vacant</b> - District 2
Mickey Lund, District 4
Thelma Charleston, Resident Member
<b>Clerk of the Board</b>
Gerald Minott
<b>Meeting Location</b>
Telephonically via GoToMeeting

The Board of Commissioners of the Housing Authority of Maricopa County (HAMC) convened in formal session at 10:30 a.m. on Wednesday, January 22, 2025, with the following Board members present:

Cindy Stotler                      Mickey Lund                      Kathy DiNolfi

Staff present:

Jesse Romero                      Kelly Triolo                      Chanchal Singh                      Wanda Rudison  
Suriani Huandra                      Jeannette Gonzalez                      Nikki Judd

Public present:

Gregory Franklin                      Eric Rumberger (Cohnreznick)                      Kelsey Helin (Cohnreznick)

**APPROVAL OF MINUTES FROM NOVEMBER 2024 BOARD OF COMMISSIONERS MEETING**

Approval of the minutes from November 20, 2024, Board of Commissioner’s Meeting.

Jose Martinez motioned to approve; Kathy DiNolfi seconded the motion.
Ayes: DiNolfi, Martinez and Stotler

**EXECUTIVE DIRECTOR UPDATE**

A presentation was verbally given on the topics below:

- A. Fiscal Year End 2024 Audit Report Presented by Eric Rumberger of Cohnreznick
- B. HUD Reviews and Corrective Action Plan Update
- C. Present and discuss expiring BOC Chair and Vice-Chair positions



**BOARD ACTION**

**Resolution 25-001 Write-off of \$37,848.86 in Uncollectible Tenant Accounts Receivable For Calendar Year 2024**

Adopt Resolution number 25-001 authorizing HAMC write-off of \$37,848.86 in uncollectible Tenant Accounts Receivable. This amount reflects the Calendar Year of January 2024 through December 2024. It is the goal of the HAMC to have Tenant Accounts Receivable no more than 5% of billed tenant charges. Under the Generally Accepted Accounting Principles (GAAP), uncollectible accounts are allowed to be deducted.

Kathy DiNolfi motioned to approve; Jose Martinez seconded the motion.
Ayes: DiNolfi, Martinez and Stotler

**Resolution No. 25-002 Administrative Plan Revisions**

Adopt Resolution 25-002 and authorizes and approves the revisions to the Administrative Plan to include recent HUD changes to the Mainstream Opportunity program and its program administration (Chapter 23) as follows:

Chapter	Subject	Comments
4.12	Assistance Targeted by HUD	Adding clarifying language and reference to Chapter 23
23	Special Programs and HUD Policy	23.5 Mainstream Opportunity Program Overview 23.6 Mainstream Program Eligibility Overview 23.7 Mainstream Program Administration
23.7.1	Mainstream Program Administration	Mainstream Voucher Issuance Mainstream Voucher Extensions of Term Mainstream Voucher Program Residency Preference

Jose Martinez motioned to approve; Kathy DiNolfi seconded the motion.
Ayes: DiNolfi, Martinez and Stotler

**HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM**

None noted.

**CHAIRPERSON REQUESTED ITEMS**

The Board Chair requested an additional email be sent to all HAMC Board members regarding interest in the BOC Chair and Vice-Chair positions.

**CALL TO THE PUBLIC**

None noted.

**CALL TO ADJOURN**

There being no further business, the meeting was adjourned.