



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

Wednesday, February 25, 2026, at 9:30am

Board Members
Cindy Stotler, Chairperson - District 3
Kathy DiNolfi, Vice Chair - District 1
Jose Martinez - District 5
Jeff Dalton - District 2
Mickey Lund, District 4
Thelma Charleston, Resident Member
Clerk of the Board
Gerald Minott
Meeting Location
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, February 25, 2026, with the following Board members present:

Mickey Lund	Kathy DiNolfi	Jose Martinez	Thelma Charleston
Jeff Dalton			

Staff present:

Gerald Minott	Jesse Romero	Kelly Triolo	Chanchal Singh
Suriani Huandra	Amy Nelson	Wanda Rudison	

Public present:

Jeff Dalton	Gregory Franklin
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APPROVAL OF MINUTES FROM JANUARY 2026 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from January 28, 2026, Board of Commissioner’s Meeting.

Jose Martinez motioned to approve; Mickey Lund seconded the motion.
Ayes: Charleston, DiNolfi, Lund and Martinez

EXECUTIVE DIRECTOR UPDATE

A presentation was verbally given on the topics below:

- A. City of Tolleson Council Meeting Presentation to receive support for a potential redevelopment of Baden and Hollar property
- B. Staff certification for NSPIRE (National Standards for the Physical Inspection of Real Estate), HUD's modern inspection protocol



BOARD ACTION

Resolution 26-001 Write-off of \$71,811.66 in Uncollectible Tenant Accounts Receivable For Calendar Year 2025

Adopt corrected Resolution No. 26-001 authorizing HAMC write-off of \$71,811.66 in uncollectible Tenant Accounts Receivable. This amount reflects the Calendar Year of January 2025 through December 2025. 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.

Jose Martinez motioned to approve; Thelma Charleston seconded the motion.
Ayes: Charleston, Dalton, DiNolfi, Lund and Martinez

Resolution 26-002 Certificate of Appointment of Jose Martinez as Chairperson to the Housing Authority of Maricopa County Board of Commissioners for a term to expire on February 25, 2027

Adopt Resolution No. 26-002 and provide certification of conclusive evidence of the due and proper appointment of Jose Martinez as Chairperson to the Board of Commissioners for a term expiring on February 25, 2027.

Thelma Charleston motioned to approve; Jeff Dalton seconded the motion.
Ayes: Charleston, Dalton, DiNolfi and Lund
Abstain: Martinez

Resolution 26-003 Certificate of Appointment of Cindy Stotler as Vice-Chairperson to the Housing Authority of Maricopa County Board of Commissioners for a term to expire on February 25, 2027

Adopt Resolution No. 26-003 and provide certification of conclusive evidence of the due and proper appointment of Cindy Stotler as Chairperson to the Board of Commissioners for a term expiring on February 25, 2027.

Thelma Charleston motioned to approve; Mickey Lund seconded the motion.
Ayes: Charleston, Dalton, DiNolfi, Lund and Martinez

Resolution 26-004 Certificate of Reappointment of Thelma Charleston as Resident Commissioner to the Housing Authority of Maricopa County Board of Commissioners for a term to expire on February 25, 2028

Adopt Resolution No. 26-004 and provide certification of conclusive evidence of the due and proper appointment of Thelma Charleston as Resident Commissioner to the Board of Commissioners for a term expiring on February 25, 2028.

Jose Martinez motioned to approve; Thelma Charleston seconded the motion.
Ayes: Dalton, DiNolfi, Lund and Martinez
Abstain: Charleston

Resolution 26-005 Baden-Hollar Redevelopment Low Income Housing Tax Credit Application

Adopt Resolution 26-005 and authorize the HAMC to submit a Low-Income Housing Tax Credit application to the Arizona Department of Housing for HM Watson Homes on April 1, 2026. The Use Agreement dated November 21, 2017, between HUD and the HAMC requires Baden Homes and John Hollar Apartments (“the Property”) to exclusively be used for affordable housing purposes to serve households at 80% of area median income.

HAMC desires to submit a Low-Income Housing Tax Credit application to the Arizona Department of Housing for the redevelopment of the properties into an approx. 100-unit new construction project located at 9201-9203 W. Roosevelt & 9202-9204 W. Baden St. and 1003 N. 93rd Ave., in Tolleson, AZ. HAMC plans to transfer the property to a newly formed entity HAMC Tolleson, LLC with a sale agreement.

Mickey Lund motioned to approve; Thelma Charleston seconded the motion.
Ayes: Charleston, Dalton, DiNolfi, Lund and Martinez

Resolution 26-006 HCV Administrative Plan Revision

Adopt Resolution 26-006, authorizing and approving the revisions to the Administrative Plan to include discretionary policy allowable by HUD to its voucher program administration as follows:

Chapter	Subject	Comments
7.4	Allowable Housing Types	Special Housing Types defined by HUD, if needed as reasonable accommodation for a person with disability: <ul style="list-style-type: none"> • Accessory Dwelling Units (ADU)
14.11	Repayment Agreements	Repayment Agreements may not be greater than \$3,000 or if the amount owed by the family exceeds the federal or state threshold for criminal prosecution.

Jose Martinez motioned to approve; Thelma Charleston seconded the motion.
Ayes: Charleston, Dalton, DiNolfi, Lund and Martinez

PROGRAM UPDATES

A verbal update was given by the following department managers referencing administrative updates:

- Development
- Asset Management
- Rental Assistance
- Resident Services
- Finance

HOUSING AUTHORITY BOARD OF COMMISSIONERS FORUM

CHAIRPERSON REQUESTED ITEMS

None noted.

CALL TO THE PUBLIC

Gregory Franklin recommended repurposing the Parkview Building to support residents, such as a Food Bank.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.