



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

Wednesday, May 27, 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 9:30 a.m. on Wednesday, May 27, 2026, with the following Board members present:

Thelma Charleston	Jeff Dalton	Kathy DiNolfi	Mickey Lund
Jose Martinez	Cindy Stotler		

Staff present:

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

Public present:
None

APPROVAL OF MINUTES FROM MARCH 2026 BOARD OF COMMISSIONERS MEETING

Approval of the minutes from March 25, 2026, Board of Commissioner’s Meeting.

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

EXECUTIVE DIRECTOR UPDATE

A presentation was given on the topics below:

- A. 2025-2029 5-Year Strategic Planning Goals and Accomplishments
- B. HAMC FY2027 Operational Budget Presentation



BOARD ACTION

Resolution 26-009 HAMC FY2027 Operating Budget

Adopt Resolution 26-009 to authorize and approve the proposed budgeted receipts and expenditures for Fiscal Year 2027 that begins on July 1, 2026, and ends on June 30, 2027 and submit the same to HUD; as well as the required Board Chair signature on HUD Form 52574.

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

Resolution 26-010 Rose Terrace Financing for Redevelopment and Construction

Adopt Resolution No. 26-010, that HAMC individually and on behalf of Rose Terrace Redevelopment Managing Member (“RTR MM”) and Rose Terrace Redevelopment, LLC, (“Company”), authorizing the execution of Loan Documents and all other instruments required or contemplated thereby for and on behalf of the HAMC, RTR MM, and Company as Borrower. In addition, authorizing Gerald Minott II, as Executive Director of HAMC (the “Authorized Signer”) or his designee as an “Authorized Representative” to execute and deliver to the Lenders, Citibank N.A. (“Funding Lender”), Arizona Industrial Development Authority (“Governmental Lender”) Loan Documents and all other instruments required for the redevelopment of Rose Terrace Apartments.

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

Resolution 26-011 Rose Terrace Property Transfer

Adopt Resolution No. 26-011, that HAMC take all actions necessary or in the best interest of Rose Terrace Redevelopment, LLC (“Acquisition Owner”) and the project Rose Terrace Apartments, including but not limited to transferring “Rose Terrace Apartments;” which is comprised of Rose Terrace Development Partnership, LLC and Rose Terrace Development Partnership Phase II, LLC, collectively (the “Divesting Entity”) to the Acquisition Owner and authorizing the HAMC Executive Director or his authorized representative to execute and deliver on behalf of HAMC all such documents as may be necessary or required.

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

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

None noted.

CHAIRPERSON REQUESTED ITEMS

None noted.

CALL TO THE PUBLIC

None noted.

CALL TO ADJOURN

There being no further business, the meeting was adjourned.