



Carrie Warren-Gully, District 1
Jessica Campbell, District 2
Jeff Baker, Chair Pro Tem, District 3
Leslie Summey, Chair, District 4
Rhonda Fields, District 5

Arapahoe County Board of County Commissioners Study Session Meeting Minute Summaries

Monday, January 12, 2026
9:00 AM

Administration Building
5334 S. Prince St.
Littleton, CO 80120
West Hearing Room

The Arapahoe County Board of Commissioners typically holds weekly study sessions on Monday and Tuesday. Study sessions (except for executive sessions) are open to the public and agendas are available online at arapahoe.legistar.com. Meetings marked with an asterisk () can be attended virtually via arapahoe.legistar.com while non-asterisked (*) sessions are open to in-person attendance only. The members of the Board of County Commissioners may choose to attend study sessions virtually.*

The Board of County Commissioners may go into executive session during or at the conclusion of a study session or administrative meeting as necessary to receive legal advice or discuss other confidential matters, and if they do so, the public will be excluded from that portion of the meeting. The Board may alter the times of the meetings throughout the day, as well as cancel or reschedule noticed meetings. Contact the Commissioners' Office at 303 795 4630 or kdavis2@arapahoegov.com with questions about the agenda.

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Commissioners Present	Others Present
Carrie Warren-Gully	Ron Carl
Jeff Baker	John Christofferson
Jessica Campbell	Michelle Halstead
Leslie Summey	Cooney Sarracino
Rhonda Fields	Callie Pecore
	Elizzebeth Loomis

9:00 AM Calendar and Board Updates
Michelle Halstead, Director, Commissioners' Office

11:30 AM Arapahoe County Elected Officials Meeting

STUDY SESSION TOPICS

1:15 PM *2026 Arapahoe County Housing Authority Annual Meeting

Attachments: [Board Summary Report](#)

[Presentation](#)

[Attachment 1 - ArCHA Annual Meeting Agenda 2026](#)

[Attachment 2 - Annual 2024 Meeting Minutes](#)

[Attachment 3 - ArCHA and AC 2026 Agreement](#)

The purpose of this study session was the Board of County Commissioners (BOCC) convenes annually in its capacity as the Arapahoe County Housing Authority (ArCHA) Board to conduct official business and receive comprehensive reports on programs and activities administered by ArCHA.

A PowerPoint presentation was presented, a copy of which has been retained for the record.

The meeting was called to order by Commissioner Summey, and the meeting agenda was presented.

It was moved by Commissioner Baker and seconded by Commissioner Campbell to approve the minutes from the annual meeting from October 15, 2024.

5-0 in favor of approval of minutes.

Staff presented the Special Liability Partnership purpose and structure. The benefits of the Special Liability Partnership were listed.

The first project reviewed was the Reserve at South Creek. Background of April Housing was reviewed. April Housing's portfolio for Arapahoe County was presented and includes 2 family communities, 276 affordable units, and 408 total units. Reserve at South Creek is a 168-unit community. 69 units are set at 60% AMI while 99 are market rates, and staff is proposing substantial renovations. Photos were displayed of the property and project.

Staff presented two options for the property tax exemption. Option 1 is a front-loaded cash fee with residuals. Options 2 is an annual cash fee with residuals. Commissioners asked for clarification regarding the length of the tax credit and the possible outcomes from approval.

Commissioner asked staff about recommended options.

Commissioner asked about the AMI unit and their different rates. Discussion was held regarding the 60% AMI and the qualifying rates at different levels.

It was moved by Commissioner Warren-Gully and seconded by Commissioners Fields to approve the Special Liability Partnerships.

5-0 in favor of approval.

It was moved by Commissioner Campbell and Seconded by Commissioner Baker to approve Option 1.

5-0 in favor of Option 1.

The second project reviewed was the 10660 Colfax Avenue. Background of Columbia Ventures and the Los Altos Apartments were presented. Los Altos Apartments are 137 units that are set at 30%, 40%, 50%, 60%, or 70% AMI. Photos of the units were displayed. Viña Apartments are 150 units that are set at 30%, 50%, or 80% AMI. Viña Senior Residences are 152 units that are set at 30%, 40%, 50%, or 60% AMI. The project team and partners were reviewed.

An overview and impact of Community Enterprise Development Services (CEDS) was presented.

A map of the site location was displayed and reviewed. Renderings of site plan, amenity deck and residential floor were displayed.

The experiences and success of the project teams were presented with the different services that are provided.

The unit mixes for AMI were presented. Staff presented the proposed sources and uses with charts.

The special limited partnership request was proposed.

Commissioner asked about the property usage and projected move in date for residents.

Commissioner asked for clarification of the tax credit and length of affordability.

It was moved by Commissioner Warren-Gully and Seconded by Commissioner Campbell to approve the Special Limited Partnership with Columbia Ventures.

5-0 in favor of Special Limited Partnership.

Staff presented a proposed definition for low-income households from the Arapahoe County Housing Authority.

Commissioner Campbell moved and seconded by Commissioner Warren-Gully to approve the definition for low-income households from the Arapahoe County Housing.

5-0 in favor of the definition presented.

It was moved by Commissioner Campbell seconded by Commissioner Warren-Gully to approve the renewal of agreements between Arapahoe County and ArCHA and to approve Katherine Smith, Director of the Community Resources Department as Secretary of the ArCHA Board.

5-0 in favor of renewal of agreements.

It was moved by Commissioner Campbell and seconded by Commissioner Warren-Gully to approve the signature authorizations.

5-0 in favor of signature authorizations.

Commissioner thanked staff for their creativity and their work.

2:15 PM Administrative Meeting - Human Services Update

2:45 PM *Executive Session

Executive Session and County Attorney Administrative Meeting [Section 24-6-402(4)(b)C.R.S.](As required by law, specific agenda topics will be announced in open meeting prior to the commencement of the closed and confidential portion of this session)

Ron Carl, County Attorney

The motion was made by Commissioner Baker and duly seconded by Commissioner Fields that the Board go into executive session pursuant to section 24-6-402(4)(b) of the Colorado Revised Statutes to receive legal advice regarding:

- 1. The newly filed lawsuit of Thortvedt v. O'Connor, and**
- 2. A temporary construction easement with Magellan Pipeline Co., and**
- 3. A potential unfair labor practice claim, and**
- 4. The outsourcing of building permit review for certain projects.**

The motion passed 5-0.

The meeting was adjourned.

***Virtual/Streamed**