



Housing Authority of the City of Columbia, Missouri

201 Switzler Street, Columbia MO 65203

Office: (573) 443-2556 ♦ Fax: (573) 443-0051 ♦ TTY: (800) 735-2966 ♦ www.ColumbiaHA.com

Open Meeting Notice

CHA Board of Commissioners Meetings

Date: Wednesday, August 5, 2026

Time: 11:00 a.m.

Place: CHA Administration Building, 201 Switzler

This will be a virtual meeting held through the Zoom video conferencing application. Those with computers with cameras may join with video and audio. Those without video access may listen and participate by using computer audio or telephone. To receive an invitation to participate in the meeting, send an email request to: dhamilton@columbiaha.com at least four (4) hours prior to the start of the meeting.

- I. Call to Order/Introductions
- II. Roll Call
- III. Adoption of Agenda
- IV. Approval of Minutes
- V. Commissioner Comment
- VI. Public Comment (Limited to 5 minutes per speaker)

RESOLUTIONS

- VII. **Resolution 3022:** Authorizing an Employee Benefits Brokerage Services Agreement with Acrisure.
- VIII. **Resolution 3023:** Authorizing a Developer Consultant Agreement with Fulson Housing Group.

PUBLIC AND COMMISSIONER COMMENT

- IX. Public Comment (Limited to 5 minutes per speaker)
- X. Adjournment

If you wish to participate in the meeting and require specific accommodation or services related to disability, please contact Danielle Gill, Director of Administrative Assistant at (573) 443-2556 or TTY Relay 800.735.2966, at least one working day prior to the meeting. You can also contact Ms. Gill by email at the following address: dgill@columbiaha.com

Media Contact: Randy Cole, CEO

Phone: (573) 443-2556

E-mail: rcole@columbiaha.com

A complete agenda packet is available for review at all CHA offices during regular business hours and posted on the CHA web site at: www.ColumbiaHA.com.



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 5, 2026

Re: Resolution 3022: Authorizing an Employee Benefits Brokerage Services Agreement with Acrisure

Executive Summary

The resolution authorizes the award of CHA's Employee Benefits Brokerage and Consulting Services procurement to Acrisure and authorizes the Chief Executive Officer to negotiate and execute the resulting agreement. CHA issued Request for Proposal No. 20260607 to evaluate options and identify a brokerage partner to provide employee benefits consulting, renewal management, employee advocacy, compliance assistance, enrollment support, cost-containment strategies, and responsive service. The RFP provided for an initial three-year agreement with up to two additional one-year renewal options. Following review of the written proposals and finalist interviews with a staff evaluation panel, the CEO is recommending Acrisure for the award.

Discussion

CHA received proposals from Acrisure, Gallagher, and Legacy Advisors. The proposals and finalist interviews were evaluated using the criteria established in the RFP, including account management, brokerage and consulting capabilities, employee support, public-sector experience, compensation, technology, reporting, and compliance resources. The interview panel rated the proposals as follows:

- Acrisure: 48/60
- Gallagher: 45/60
- Legacy: 41/60

Following the written proposal review and interview of each firm, rating and discussion among the evaluation panel, the CHA CEO is recommending Acrisure to serve as the employee benefits brokerage firm.

Recommended Commission Action

Approve Resolution 3022 awarding the Employee Benefits Brokerage and Consulting Services procurement to Acrisure and authorizing the Chief Executive Officer to negotiate and execute an agreement for an initial three-year term, with up to two additional one-year renewal options subject to satisfactory performance, continued organizational need, mutually acceptable terms, and any required approvals.



Housing Authority of the City of Columbia, Missouri

Board Resolution

Resolution 3022

A Resolution Authorizing an Employee Benefits Brokerage Services Agreement with Acrisure

WHEREAS, the Housing Authority of the City of Columbia, Missouri (“CHA”) issued Request for Proposal No. 20260607 seeking qualified firms to provide employee benefits brokerage and consulting services; and

WHEREAS, the requested services include strategic benefits consulting, annual renewal planning and negotiations, cost-containment analysis, employee advocacy and communication, regulatory compliance support, benefits administration assistance, and related brokerage services; and

WHEREAS, CHA received three proposals in response to the solicitation, and an evaluation panel reviewed the written proposals and conducted interviews with the proposing firms in accordance with the evaluation process established in the Request for Proposal; and

WHEREAS, the evaluation process considered each firm’s service model and account team, brokerage and strategic capabilities, employee advocacy and communication services, public-sector experience, compensation structure, technology and reporting capabilities, compliance support, and finalist presentation; and

WHEREAS, following the evaluation of the written proposals and interviews, the evaluation panel determined that Acrisure presented the strongest overall combination of qualifications, strategic guidance, service capabilities, employee support, and value to CHA; and

WHEREAS, Acrisure presented a specific and actionable strategy for managing CHA’s annual benefits renewal process, controlling future costs, evaluating available carrier and plan alternatives, and maintaining a competitive and employee-focused benefits program; and

WHEREAS, Acrisure also demonstrated an understanding of CHA’s workforce and employee engagement priorities, including the importance CHA employees place on the organization’s existing health insurance and employee benefits program; and

WHEREAS, Acrisure proposed to provide the requested brokerage and consulting services through standard commissions included within applicable insurance carrier rates without charging CHA additional brokerage fees, subject to the terms and disclosures contained in the final agreement; and

WHEREAS, CHA has determined that Acrisure is the responsible firm whose qualifications, service capabilities, strategic approach, compensation structure, and other factors considered are most advantageous to CHA.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, that:

1. The procurement award for employee benefits brokerage and consulting services under Request for Proposal No. 20260607 is hereby awarded to Acrisure.



Board Resolution

2. The Chief Executive Officer is authorized to negotiate and execute an Employee Benefits Brokerage Services Agreement with Acrisure for an initial term of three years, substantially consistent with the Request for Proposal, Acrisure's proposal, and the terms presented to the Board.
3. Following the initial term, the Chief Executive Officer is authorized to exercise up to two additional one-year renewal options, subject to satisfactory performance, continued organizational need, mutually acceptable terms, and the availability of budgeted funds.
4. The Chief Executive Officer is further authorized to approve nonmaterial revisions, finalize the name of the applicable Acrisure contracting entity, execute related documents, and take all other actions necessary and appropriate to implement this Resolution, provided that such actions remain substantially consistent with the procurement award authorized herein.

PASSED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, this 5th day of August 2026.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted August 5, 2026



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Department Source: CEO

To: CHA Board of Commissioners

From: CEO & Staff

CHA Board of Commissioners Meeting Date: August 5, 2026

Re: Resolution 3023: Authorizing a Developer Consultant Services Agreement with Fulson Housing Group

Executive Summary

The resolution authorizes the award of CHA's Affordable Housing Developer Consultant Services procurement to Fulson Housing Group and authorizes the Chief Executive Officer to negotiate and execute the resulting agreement. The agreement is intended to support affordable housing development activities, including 507 Park Avenue and other mutually agreed projects during the contract term. The negotiated compensation structure provides for Fulson Housing Group to receive thirty-five percent (35%) of the developer fee, subject to the final agreement terms.

Discussion

CHA issued a Request for Proposal for Affordable Housing Developer Consultant Services. The RFP sought a qualified consultant to assist with affordable housing development activities from application through occupancy stabilization. Proposals were reviewed in accordance with the evaluation criteria established in the RFP. Eligible firms presented to the Board of Commissioners, and Board evaluation forms were completed and compiled. Based on the completed scoring process, Fulson Housing Group received the highest overall evaluation score. CHA and Fulson Housing Group negotiated a proposed compensation structure of 35%.

CHA legal counsel prepared a Developer Consultant Services Agreement substantially based on prior agreement terms, with revisions intended to clarify scope, compensation, project expectations, and CHA's role as developer.

Recommended Commission Action

Approve Resolution 3023 awarding the Affordable Housing Developer Consultant Services procurement to Fulson Housing Group and authorizing the Chief Executive Officer to negotiate and execute the Developer Consultant Services Agreement.



Housing Authority of the City of Columbia, Missouri

Board Resolution

Resolution 3023

A Resolution Authorizing an Affordable Housing Developer Consultant Services Agreement with Fulson Housing Group

WHEREAS, the Columbia Housing Authority issued a Request for Proposal for Affordable Housing Developer Consultant Services; and

WHEREAS, the requested services include assistance with affordable housing development activities, including financing applications, project planning, development team coordination, due diligence, closing, construction-period coordination, draw support, cost certification, and lease-up stabilization; and

WHEREAS, proposals were received and evaluated in accordance with the evaluation process established in the Request for Proposal; and

WHEREAS, eligible firms were invited to present to the Board of Commissioners, and Board evaluation forms were completed and compiled; and

WHEREAS, Fulson Housing Group received the highest overall evaluation score based on the completed scoring process; and

WHEREAS, CHA and Fulson Housing Group negotiated a proposed compensation structure of thirty-five percent (35%) of the developer fee, subject to the terms and limitations contained in the final agreement; and

WHEREAS, CHA legal counsel has prepared a Developer Consultant Services Agreement substantially based on prior agreement terms with additional revisions intended to clarify scope, expectations, compensation, and CHA's role as developer; and

WHEREAS, CHA has determined that Fulson Housing Group is the responsible firm whose technical approach, qualifications, price, and other factors considered are most advantageous to CHA.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, that:

1. The procurement award for Affordable Housing Developer Consultant Services is hereby awarded to Fulson Housing Group.
2. The Chief Executive Officer is authorized to negotiate and execute a Developer Consultant Services Agreement with Fulson Housing Group for an initial term of three years, with up to two additional one-year renewal options.
3. The agreement may include 507 Park Avenue and such other affordable housing development projects as may be mutually agreed upon during the contract term, subject to project-specific authorization, available funding, and applicable procurement, HUD, MHDC, and CHA requirements.
4. The Chief Executive Officer is authorized to finalize nonmaterial revisions, execute related documents, issue notices to proceed, and take all other actions necessary and appropriate to implement this Resolution, provided such actions are substantially consistent with the procurement award and agreement terms presented to the Board.



Board Resolution

PASSED by the Board of Commissioners of the Housing Authority of the City of Columbia, Missouri, this _____ day of August 2026.

Bob Hutton, Chair

Randall Cole, Secretary

Adopted August 5, 2026