

**Minutes of the January 16, 2025 Special Meeting of the Board of Commissioners**  
Grand Junction Housing Authority ("GJHA")

8 Foresight Circle, Grand Junction, CO 81505

January 16, 2025 at 8:00 a.m.

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**1. Call to Order and Roll Call**

The Special Meeting of GJHA's Board of Commissioners was called to order at 8:04 a.m. by Bernie Buescher, Board Chair. Attendance was taken by roll call with the following present:

Board of Commissioners:

Bernie Buescher, Vice Chair (Virtually)  
Rich Krohn  
Ivan Geer (Virtually)  
Randall Reitz (Virtually)  
Leora Ruzin  
Karen Massey

GJHA Staff:

Jody Kole, CEO  
Scott Aker, COO  
Jill Norris, General Counsel  
Ashleigh O'Leary, HR Director  
Kevin Sperle, IT Supervisor (Virtually)  
Brian Rusche, Development Director  
Kate Schaneman, Business Operations Assistant

**2. Next Step 2 Gen Program Funding**

Scott Aker gave an overview of the Next Step 2 Gen Program. Staff has been unsure if this program would continue to be funded by the Colorado Division of Housing (CDOH). Last week, GJHA was notified that they would in fact be awarded funds for the program, for one year versus two years, which has been the typical funding pattern. One of the Program's required administrative tasks is to provide a signed Resolution from GJHA authorizing staff to apply for funding and execute the appropriate documents. The Resolution is due to CDOH at the end of business today, January 16, 2025. Staff is requesting approval of Resolution 2025-01-03 which will authorize staff to execute all the necessary forms to continue the Next Step Program and to confirm that GJHA is an applicant to receive these funds. There was a motion made by Leora Ruzin to approve Resolution 2025-01-03 Authorizing Application for Colorado Department of Local Affairs Division of Housing Funds for the Statewide Homelessness Landscape Analysis. Following a second by Rich Krohn, a roll call vote was conducted, and the motion was approved unanimously.

**3. Other business, if any**

None mentioned.

**4. Adjourn**

With no further business or discussion, Leora Ruzin made a motion to adjourn. Following a second by Karen Massey, and unanimous roll call vote, the meeting was adjourned at 8:14 a.m.

**January Board of Commissioners Special Meeting Minutes**  
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All Board packet documents and documents distributed  
during the Board Meeting are retained at GJHA.