

**Minutes of the February Regular Meeting of the Board of Commissioners  
of Grand Junction Housing Authority ("GJHA")**

8 Foresight Circle, Grand Junction, CO 81505

**February 11, 2025, at 5:00 p.m.**

---

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

The February Meeting of GJHA's Board of Commissioners was called to order at 5:02 p.m. by Bernie Buescher, Board Chair. Attendance was taken by roll call with the following present:

Board of Commissioners:

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

GJHA Staff:

Jody Kole, CEO  
Scott Aker, COO  
Sheila Brubacher, Controller  
Jill Norris, General Counsel  
Krista Ubersox, Asset Manager  
Ashleigh O'Leary, HR Director  
Brian Rusche, Development Director  
Kate Schaneman, Business Operations Assistant

Guests:

Beth McGrath, CEO of McGrath Leadership, LLC, attended the meeting in person.

**2. Disclosure of Direct or Indirect Conflict of Interest**

None mentioned.

**3. Consent Agenda**

The Consent Agenda consisted of two sets of meeting minutes that were considered by the Board separately.

Rich Krohn made a motion to adopt the Minutes of the November 14, 2024, Rescheduled Regular Meeting of the Board of Commissioners. John Howe seconded the motion. After a unanimous voice vote, the motion was approved.

John Howe made a motion to adopt the Minutes of the December 10, 2024, Regular Meeting of the Board of Commissioners. Leora Ruzin seconded the motion and after a voice vote, the motion was approved with one abstention. Rich Krohn abstained from the vote as he was not present at the December 10, 2024, meeting.

**Minutes of the February Regular Meeting of the Board of Commissioners  
of Grand Junction Housing Authority ("GJHA")**

8 Foresight Circle, Grand Junction, CO 81505

**February 11, 2025, at 5:00 p.m.**

---

**4. SEMAP**

Every year, HUD requires GJHA to perform an internal audit of their Section 8 Housing Choice Voucher Program. This audit is called SEMAP (Section 8 Management Assessment Program). The scoring for this audit is determined by file reviews, inspections, and data that Staff uploads to HUD throughout the year. Agencies are designated as one of the following: high performer, average agency, or troubled agency. This year, GJHA was categorized as a high performer with an anticipated score of 92.59%. Racquel Wertz stated that she believes GJHA and Staff did very well. A motion was made by Bernie Buescher to approve and adopt Resolution 2025-02-01 Approving Section 8 Management Assessment Program ("SEMAP") Certification. A second was made by Randall Reitz and with no discussion and a roll call vote, the motion was approved unanimously.

**5. Update Statement of Authority for Grand Junction Housing Authority**

Jill Norris brought to the Board that with the change in Officers on the Board that happened in January, there needs to be an update as to who has signing authority for the Grand Junction Housing Authority. Jill Norris requested the approval and adoption of Resolution No. 2025-02-02 Authorizing Execution of New Statement of Authority. Bernie Buescher made a motion to approve Resolution 2025-02-02. With a second by Rich Krohn, no discussion, and a roll call vote, the motion passed unanimously.

**6. Federal Funding Status and Updates**

Jody Kole stated that with the recent news of federal funding being frozen and then unfrozen, tariffs, and potential HUD staffing cuts, the industry is feeling some anxiety. At this time, GJHA has not felt any ill effects from these decisions, but Staff is working to keep all employees up to date with what is going on. The State of Colorado's 2025-26 budget will likely include funding cuts that may impact the affordable housing industry. Staff does not expect reductions in support from the City. Overall, while there are no specific indications of federal or state funding cuts having occurred, GJHA staff is monitoring the situation and will inform the Board of any changes. Scott Aker added that the contract with Rocky Mountain Health Plans which funds a portion of GJHA's Supportive Services Programs should be okay throughout 2025.

**7. Mission/Vision/Values**

Ashleigh O'Leary introduced Beth McGrath, Consultant and CEO of McGrath Leadership, LLC. Beth has been working with GJHA and the Leadership Team to drive the process to revisit and operationalize GJHA's Mission, Vision and Values (MVV). The goal of Beth's presentation was to get a starting point from the Board so Staff can build on that with the rest of GJHA's employees. As GJHA searches for a new CEO, it will be helpful to align the MVV with whomever will be placed

**Minutes of the February Regular Meeting of the Board of Commissioners  
of Grand Junction Housing Authority ("GJHA")**

8 Foresight Circle, Grand Junction, CO 81505

**February 11, 2025, at 5:00 p.m.**

---

into that role. Scott Aker added that after this process is complete, Staff will include the MVV into GJHA's job descriptions and performance management for a consistent foundation. More and more organizations are using their mission statements in grant applications to clearly state who they are; and, when GJHA completes this process, it will enhance their external messaging in instances such as this. It has been, and will continue to be a process, but the goal is to have a new mission statement and a list of values prior to the recruitment of a new CEO.

If the MVV are operationalized correctly, there will be a visual display, incorporating the Mission, Vision and Values, utilized by the organization as a compass for making decisions. The goal is to have it posted on the office wall and used as a measure of accountability. In whole or in part, the MVV should be a part of GJHA's branding and will have an impact on decision making. Strong values lead to faster, clearer and defensible decisions.

Beth McGrath reviewed the examples from other local organizations. Some entities use "values", others use "core beliefs" or "principles". Some are lists of words and others put theirs in a sentence structure or words with their definitions.

The Board Members were directed to choose five values listed on Beth McGrath's handout. Most board members chose affordability as a central statement of the organization's values. Also included several times were accountability, stewardship, customer centric and empathy. Adaptability, innovation, transparency, inclusion, respect, fairness, collaboration, integrity and professionalism were also mentioned.

The Board reviewed and discussed the word cloud generated by Staff with their top values. Staff and Beth McGrath will come back to the Board after engaging in this same exercise with the other employees and when a recommendation to the Board can be made.

#### **8. Development Update**

Staff has been working with the City of Grand Junction and has come to an agreement that GJHA will work to secure a lease on a five-acre parcel on the east side of the main access road going into Matchett Park on which about 100 units could be built over time. At the City Council workshop on February 24, 2025, GJHA expects to sit down with the Parks and Recreation Staff and tell the Council an agreement has been reached. GJHA anticipates that the next step will be to work with City Staff on a lease agreement.

The City of Grand Junction has issued its Solicitation seeking developers for the Salt Flats property. City Staff has committed to reserve a parcel for GJHA, currently indicated to be between 3 and 4 acres, at the northwest corner of the parcel. GJHA Staff has discussed the possibility of a 9% as well as a 4% Tax Credit project. A 4% tax credit project would also require the use of private activity bonds. City Staff has represented that if GJHA wants the City's allocated and available private activity bonds, they can have them. Scott Aker added that GJHA Staff is in

**Minutes of the February Regular Meeting of the Board of Commissioners  
of Grand Junction Housing Authority ("GJHA")**

8 Foresight Circle, Grand Junction, CO 81505

**February 11, 2025, at 5:00 p.m.**

---

the final stages of the solicitation process for GJHA's Request for Qualification for a Special Limited Partner for the Salt Flats.

GJHA does not have any actionable updates regarding The Current. GJHA staff was previously directed by the Board not to accept any of the proposals that were submitted by lending and equity proposers. GJHA is still not in the position to accept proposals and will continue to work to improve the transaction and hopes that their efforts will be successful over time. The presentation for the More Housing Now Infrastructure grant is scheduled for March 4<sup>th</sup> in Eaton, CO for a potential \$1,000,000 worth of energy impact funding. GJHA may know by the end of March if it will be awarded this grant. Brian Rusche is also working on another grant that involves the energy efficiency efforts that will be included in The Current. This grant application is due at the end of February.

**Other business, if any**

None mentioned.

**9. Adjourn**

With no further business or discussion, Rich Krohn made a motion to adjourn. With a second by Ivan Geer, and unanimous roll call vote, the meeting was adjourned at 6:54 p.m.

All Board packet documents and documents distributed  
during the Board Meeting are retained at GJHA.