

June Regular Board of Commissioners Meeting Minutes

Grand Junction Housing Authority ("GJHA")

8 Foresight Circle, Grand Junction, CO 81505

June 10, 2025, at 5:00 p.m.

1. Call to Order and Roll Call

GJHA's Board of Commissioners Regular Meeting was called to order at 5:01 p.m. by Bernie Buescher, Board Chair. Attendance was taken by roll call with the following present:

Board of Commissioners:

Bernie Buescher, Chair

John Howe, Vice Chair

Rich Krohn

Ivan Geer

Laurel Cole

Karen Massey

GJHA Staff:

Jody Kole, CEO

Scott Aker, COO

Sheila Brubacher, Controller

Jill Norris, General Counsel (Virtually)

Krista Ubersox, Asset Manager

Ashleigh O'Leary, HR Director

Brian Rusche, Development Director

Kate Schaneman, Business Operations Assistant

Beth McGrath, CEO of McGrath Leadership, attended the meeting remotely. Beth left the meeting following the Mission, Vision, and Values discussion.

Michael Santo, GJHA's outside legal counsel, attended the meeting in person.

Robin Levine, a member of the public, attended the meeting in person.

Reggie Wall, a member of the public, attended the meeting in person.

Jay Taylor, a member of the public, attended the meeting

2. Disclosure of Direct or Indirect Conflict of Interest

Bernie Buescher is the Board Chair of Rocky Mountain Health Foundation (RMHF), and he recently became aware of RMHF's program related investment with Rural Homes to develop affordable housing and is looking to partner with the City of Grand Junction on the Salt Flats Property. Bernie indicated he wanted to share the information, knowing GJHA may play a role in administering the deed restrictions associated with the Rural Homes development at The Salt Flats.

3. Consent Agenda

The Consent Agenda consisted of the Minutes of the April 15, 2025, Special Meeting of The Board of Commissioners. With a motion by Ivan Geer, a second by Rich Krohn, and a unanimous voice vote, the Consent Agenda was approved.

4. Mission, Vision and Values

June Regular Board of Commissioners Meeting Minutes
Grand Junction Housing Authority ("GJHA")

8 Foresight Circle, Grand Junction, CO 81505

June 10, 2025, at 5:00 p.m.

Beth McGrath reviewed the proposed mission, vision and values that GJHA Staff and Board developed over the last five months. The next step is to get the Leadership Team to operationalize these mission vision and values. John Howe made a motion to adopt Resolution No. 2025-06-01 - Reaffirming Grand Junction Housing Authority's Mission Statement, and Adoption of a Vision Statement and Values. Laurel Cole and Karen Massey seconded the motion and after a roll call vote, the motion passed unanimously.

5. Walnut Park Apartments Capital Project Updates

Walnut Park Apartments required roofing and gutter replacements in 2021, irrigation system upgrades in 2023, asphalt work on all of the property's parking lots in 2025, interior unit improvements in 2025, and the pump house second floor demolition and roof replacement in 2025. GJHA decided to not do flooring replacements during the interior unit improvements in order to get the work done without additional inconvenience for the residents and to manage costs. The Maintenance Team has been replacing flooring as needed upon turnover of units.

GJHA received a \$1,200,000 loan to fund the capital projects at Walnut Park Apartments. Currently, GJHA is anticipating a total budget revision of \$411,000 for the asphalt project. The project is expected to be completed later this summer.

6. Contract CFO/Strategic Financial Services

GJHA has reposted the CFO position and simultaneously issued a solicitation for a contract CFO or firm to provide strategic financial services. After the job posting closed, the selection team concluded that no candidates were qualified for the position. After the window for the solicitation closed, GJHA ended up with two final candidates: SVA Accounting Services and Ryan Jones and Associates. After interviews with the two firms, the selection team decided that Ryan Jones and Associates was the firm that would fit best with GJHA. Ryan Jones is on the State Housing Board and brings nearly 20 years of experience in development, underwriting and finance of affordable housing. His associates also bring strong experience and credibility.

Rich Krohn made a motion to authorize negotiations and a one-year contract with Ryan Jones and Associates. Ivan Geer seconded the motion and after a voice vote, the motion passed unanimously.

7. Development Update

Staff continue to work on the financing package for The Current. and are waiting to hear back on their application to the Department of Housing (DOH) for a \$2,700,000 grant. The grant application will go into final underwriting next week and be completed by the end of the

June Regular Board of Commissioners Meeting Minutes

Grand Junction Housing Authority ("GJHA")

8 Foresight Circle, Grand Junction, CO 81505

June 10, 2025, at 5:00 p.m.

month, in anticipation of taking a recommendation to the State Housing Board at their July 8, 2025, meeting. Staff is also waiting to hear back on their request for concessionary debt through CHFA. This particular application request is for a loan of \$2,800,000. The application was due June 1, 2025, and an announcement regarding this application will come by the end of the month. GJHA will need to spend 10% of the budgeted amount, known as Carryover, by October 1st to show CHFA that the project is moving along.

Regarding the Salt Flats development, staff received a draft Letter of Intent from Volunteers of America, National Services (VOA) that highlights the major components of what the Limited Partnership Agreement would look like. Staff will continue discussions with VOA and will bring those discussions to the Board.

8. Other business, if any

Scott Aker reviewed the proposed Board Meeting Schedule for Remainder of 2025.

Scott Aker updated the Board on the changes Staff made for the Annual Meeting and reminded the Board that Staff are still working on the Annual Report. As soon as the Annual Report is complete, Scott would like to find time to present it at a City Council Workshop.

GJHA took a short break at 6:10 p.m. and the public meeting was back in session at 6:22 p.m.

Jody Kole, Sheila Brubacher, Krista Ubersox, Brian Rusche, Ashleigh O'Leary, Robin Levine, Reggie Wall, and Jay Taylor left the meeting at 6:10 p.m.

Kate Schaneman left the meeting at 6:24 p.m.

9. Executive Session

Bernie Buescher made a motion to enter into the Executive Session for discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) (concerning the Chief Executive Officer) and NOT involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees. Second by Ivan Geer. A roll call vote was taken and the motion passed unanimously.

The Executive Session began at 6:24 p.m.

June Regular Board of Commissioners Meeting Minutes

Grand Junction Housing Authority ("GJHA")

8 Foresight Circle, Grand Junction, CO 81505

June 10, 2025, at 5:00 p.m.

The Executive Session concluded at 6:32 p.m. The participants in the Executive Session were Karen Massey, Scott Aker, Ivan Geer, Rich Krohn, Jill Norris, John Howe, Bernie Buescher, Laurel Cole, and Michael Santo.

10. Executive Session

Bernie Buscher made a motion to enter into Executive Session for a conference with the Housing Authority's outside legal counsel for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) related to the personnel matter referenced in Item No. 9. Ivan Geer seconded the motion and after a roll call vote, the motion passed unanimously.

The Executive Session began at 6:35 p.m.

The Executive Session concluded at 7:28 p.m. The participants in the Executive Session were Karen Massey, Scott Aker, Ivan Geer, Rich Krohn, Jill Norris, John Howe, Bernie Buescher, Laurel Cole, and Michael Santo.

Kate Schaneman re-joined the meeting at 7:28 p.m.

11. Possible action related to Personnel Matter described in Items 8 and 9 above.

Bernie Buescher made a motion to accept Jody Kole's resignation, effective June 30, 2025. Ivan Geer seconded the motion and after no discussion, a roll call vote was taken and the motion passed unanimously.

Bernie Buescher made a motion: (1) to appoint Scott Aker as acting CEO, Secretary of the Board, and to continue as COO effective immediately, and until further action by the Board; and (2) for Scott to receive additional compensation of \$2,000 per month as provided by GJHA's succession plan. Laurel Cole seconded the motion. There was a roll call vote and the motion passed unanimously.

Bernie Buescher made a motion that he be authorized to sign and present to Jody Kole the Severance Agreement, as drafted and amended by GJHA's outside legal counsel, Michael Santo. Ivan Geer seconded the motion. If Jody Kole requests changes to the severance package, Bernie Buescher will bring the proposed changes back to the Board for consideration. A roll call vote was taken and the motion passed unanimously.

12. Update Statement of Authority for Grand Junction Housing Authority

June Regular Board of Commissioners Meeting Minutes
Grand Junction Housing Authority ("GJHA")

8 Foresight Circle, Grand Junction, CO 81505

June 10, 2025, at 5:00 p.m.

Ivan Geer made a motion to approve Resolution No. 2025-06-02 Authorizing Execution of New Statement of Authority. John Howe seconded the motion, and after a roll call vote, the motion passed unanimously.

13. Adjourn

With no further business or discussion, Ivan Geer made a motion to adjourn. With a second by Rich Krohn and unanimous roll call vote, the meeting was adjourned at 7:40p.m.

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