



GRAND JUNCTION HOUSING AUTHORITY

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AGENDA

July Regular Board of Commissioners Meeting

Grand Junction Housing Authority ("GJHA")

8 Foresight Circle, Grand Junction CO 81505

July 8, 2025 at 5:00 p.m.

Zoom Link: <https://bit.ly/4jz07hJ>

Dinner will be provided

Estimated Time

1. Call to Order and Roll Call
2. Mission, Vision, and Values – Bernie Buescher, Board Chair 5 Minutes
3. Disclosure of Direct or Indirect Conflict of Interest – Bernie Buescher, Board Chair 5 Minutes
4. Consent Agenda – Bernie Buescher, Board Chair 5 Minutes
 - a. Request for Adoption of the Minutes of the May 13, 2025, Regular Meeting of The Board of Commissioners
 - b. Request for Adoption of the Minutes of the May 16, 2025, Special Meeting of The Board of Commissioners
5. Finance Items – Sheila Brubacher, Controller 5 Minutes
 - a. Update of Audit of 2024 Financial Statements
6. Real Estate Committee Report and Updates – Rich Krohn, Committee Chair, Scott Aker, COO and Acting CEO, and Brian Rusche, Development Director 30 Minutes
 - a. The Current – CHFA Carryover requirements, tax exemption analysis
 - b. Salt Flats – LOI update
7. Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e), and to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a); 60 Minutes

THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED FOR IDENTIFICATION PURPOSES:

to discuss acquisition, sale or lease of property to facilitate future development on property commonly described as the Salt Flats and The Current.

8. Executive Session for a conference with the Housing Authority's attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) related to the Amended and Restated Limited Partnership Agreement for The Current LLLP. 30 Minutes



9. Possible Action to authorize execution of Letter of Intent with MGL and VOA on development of a portion of the Salt Flats Property located at 450 28 Road, Grand Junction, CO. 10 Minutes
10. Possible action authorizing expenditure of GJHA resources to meet CHFA Carryover Application Deadline prior to execution of the Amended and Restated LPA with equity investor. 10 Minutes
11. Possible action regarding the selection of either the 168 Election or Qualified Allocations in the LPA for The Current. 10 Minutes
12. Other Business, if any
13. Adjourn

***Backup call-in option: 970-208-9594, Passcode: 0388**

(This line is not monitored and is only used in the event the virtual meeting is unavailable.)

