



GRAND JUNCTION HOUSING AUTHORITY

HUMANITY • BALANCE • INTEGRITY • PROFESSIONALISM • COLLABORATION

POSTED GJHA
MAY 29 2026 PM 01:28

AGENDA

June Real Estate Committee Meeting

Grand Junction Housing Authority (“GJHA”)
8 Foresight Circle, Grand Junction CO 81505

June 2, 2026, at 5:00 p.m.
Zoom Link: <https://bit.ly/4ePumCq>
Dinner will be provided

Estimated Time

1. Call to Order and Roll Call – Rich Krohn, Committee Chair
2. Consent Agenda – Rich Krohn, Committee Chair *5 Minutes*
 - a. Request Adoption of the Notes of the March 21, 2024, Real Estate Committee Meeting
3. Policy on Participation in Real Estate Development – Rich Krohn, Committee Chair, Scott Aker, CEO, and Jill Norris, General Counsel *30 Minutes*
 - a. Discussion to Amend Policy to Adjust Fee Structure and Other Minor Changes (Attachments)
 - b. Possible Committee Recommendation to the Board to Approve Resolution No. 2026-06-01 Adopting Grand Junction Housing Authority’s Amended and Restated Policy on Participation in Real Estate Development
4. Policy Regarding the Issuance of Private Activity Bonds – Rich Krohn, Committee Chair, Scott Aker, CEO, and Jill Norris, General Counsel *30 Minutes*
 - a. Possible Committee Recommendation to the Board to adopt Resolution No. 2026-06-02 – Adopting Grand Junction Housing Authority’s Private Activity Bond (PAB) Policy (Attachments)
5. Haven at Salt Flats – Brian Rusche, Development Director, and Scott Aker, CEO *60 Minutes*

(Attachments)

 - a. Private Activity Bond Issuance Fee Discussion
 - b. Inducement Resolution Discussion
 - c. Possible Committee Recommendation to the Board to Adopt Resolution No. 2026-06-03 Declaring the Intent of the Board of Commissioners of Grand Junction Housing Authority to Issue its Multifamily Housing Revenue Bonds for Haven at Salt Flats Apartments

***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.)



AGENDA

Grand Junction Housing Authority
June Real Estate Committee Meeting
Page 2 of 2

- d. Possible Committee Recommendation to the Board to Adopt Resolution No. 2026-06-04 Declaring the Intent of the Board Of Commissioners of the Grand Junction Housing Authority to Use Its Best Efforts to Issue Private Activity Bonds in Connection With Financing of Dwelling Accommodations to Persons, Without Regard to Income, as Long as the Project Substantially Benefits Persons of Low Income and Carrying Forward Certain Private Activity Bond Volume Cap Allocation
- e. Special Limited Partnership Fee Discussion
 - i. 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), regarding the Special Limited Partnership Fee for Haven at Salt Flats
 - ii. Possible Action Following the Executive Session Instructing Staff Regarding the Special Limited Partnership Fee for Haven at Salt Flats
- 6. Juniper Grove at Salt Flats – Scott Aker, CEO *20 Minutes*
 - a. Review of DRAFT Guidelines and Covenant (Attachments)
 - b. Possible Committee Recommendation to the Board
- 7. 29 Mile Apartments – Brian Rusche, Development Director, and Scott Aker, CEO *10 Minutes*
 - a. Initial Letter of Support for SLP with Evergreen (Attachments)
 - b. Possible Committee Recommendation to the Board
- 8. Crawford Commons Update – Brian Rusche, Development Director, and Scott Aker, CEO (Attachments) *5 Minutes*
- 9. Future Real Estate Committee Meeting Scheduling *10 Minutes*
- 10. Other Business, if any
- 11. Adjourn