



GRAND JUNCTION HOUSING AUTHORITY

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AMENDED AGENDA

September Regular Board of Commissioners Meeting

POSTED GJHA
SEP 04 2026 PM03:55

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

September 8, 2026, at 5:00 p.m.
Zoom Link: <https://bit.ly/4jz07hJ>
Dinner will be provided

Estimated Time

1. Call to Order and Introductions – Bernie Buescher, Board Chair
2. Disclosure of Direct or Indirect Conflict of Interest – Bernie Buescher, Board Chair 5 Minutes
3. Public Comments – Bernie Buescher, Board Chair 15 Minutes
Individuals may comment during this time on any item on this Agenda. Public comment may be made 1) in person during the meeting, or (2) virtually during the meeting (registration required). Individuals must state their name for the record, and comments will be limited to three (3) minutes per individual.
4. Mission, Vision, and Values – Bernie Buescher, Board Chair 5 Minutes
5. Announcement of New Board Member Effective November 1, 2026 – Bernie Buescher, Board Chair 5 Minutes
6. Consent Agenda, Bernie Buescher, Board Chair 5 Minutes
 - a. Request Adoption of the Minutes of the August 11, 2026, Regular Board of Commissioners Meeting
7. Resolution No. 2026-09-01 to Re-Appoint Dave Nelson to the Doors 2 Success Board – Holly Webster, Supportive Services Supervisor 5 Minutes
8. Juniper Grove Updated and Possible Action – Scott Aker, CEO, and Jill Norris, General Counsel 60 Minutes
 - a. Staff Update and Discussion
 - b. 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) related to administration of a Deed Restriction Program at Salt Flats/Juniper Grove, MOU with City of Grand Junction, and Indemnification Agreement between Juniper Grove Developers and GJHA.
 - c. 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 administration of a Deed Restriction Program at Salt Flats/Juniper Grove, MOU with City of Grand Junction, and Indemnification Agreement between Juniper Grove Developers and GJHA.

***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.)



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- d. Possible action related to agenda items 8.b. and 8.c.
 - i. Deed Restriction Agreement and Guidelines
 - ii. MOU with City of Grand Junction Regarding Juniper Grove Deed Restriction Program
 - iii. Indemnification Agreement between Juniper Grove Developers and GJHA
 - iv. Possible Approval of Resolution No. 2026-09-02 Concerning Administration of Juniper Grove Deed Restriction Agreement and Guidelines, Indemnification Agreement with Juniper Grove Developers, and MOU with City of Grand Junction Regarding Juniper Grove Deed Restriction Program
- 9. Finance Items – Sheila Brubacher, Controller *10 Minutes*
 - a. 2027 Budget Update
 - b. Contract with Hawkins Ash for 2026-2027 GJHA Audits
- 10. Development Update – Brian Rusche, Development Director and Scott Aker, CEO *10 Minutes*
- 11. Other Business, if any
- 12. Adjourn