GRAND JUNCTION
HOUSING AUTHORITY

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AMENDED AGENDA
May Regular Board of Commissioners Meeting

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

May 12, 2026 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. Disclosure of Direct or Indirect Conflict of Interest – Bernie Buescher, Board Chair — *5 Minutes*
3. Public Comments: — *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). Individual's 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. Consent Agenda, Bernie Buescher, Board Chair — *5 Minutes*
   a. Request Adoption of the Minutes of the March 26, 2026, Rescheduled Regular Board of Commissioners Meeting
   b. Request Adoption of the Minutes of the April 14, 2026, Regular Board of Commissioners Meeting
6. Resolution 2026-05-01 Re-Appointing Shelley Flesher to the *Doors 2 Success* Board – Holly Webster, Supportive Services Supervisor and Executive Director for *Doors 2 Success* — *5 Minutes*
7. Finance and Audit Committee Report – Julie Firl, Committee Chair, Sheila Brubacher, Controller and Racquel Wertz, Voucher Supervisor — *15 Minutes*
   a. Accept 1st Quarter 2026 Financial Statements
   b. New format for financial and voucher utilization presentation
   c. Report from Committee Discussion with Auditors at Hawkins/Ash
8. Updates to GJHA's Conflict of Interest Policy – Jill Norris, General Counsel — *15 Minutes*
   a. Resolution No. 2026-05-02 Adopting Grand Junction Housing Authority's Standard of Conduct and Conflict of Interest Policy

***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.)

EQUAL HOUSING OPPORTUNITY

9. Updates to GJHA Policy on Participation in Real Estate Development – Scott Aker, CEO and Jill Norris, General Counsel *20 Minutes*
    a. Resolution No. 2026-05-03 Adopting Grand Junction Housing Authority's Amended and Restated Policy on Participation in Real Estate Development

10. Colorado Legislation Update – Brian Rusche, Development Director *10 Minutes*

11. Development Update – Brian Rusche, Development Director and Scott Aker, CEO *10 Minutes*

12. Other Business, if any
    a. Staff Update – Krista Ubersox, COO

13. Adjourn