GRAND JUNCTION
HOUSING AUTHORITY

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AGENDA
August Regular Board of Commissioners Meeting

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

August 11, 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). 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. Consent Agenda, Bernie Buescher, Board Chair — *5 Minutes*
   a. Request Adoption of the Minutes of the July 14, 2026, Regular Board of Commissioners Meeting

6. Employee Handbook Discussion – Ashleigh O'Leary, HR Director, Michael Santo - Bechtel & Santo, Legal Counsel — *20 Minutes*
   a. Possible Action to Approve Resolution No. 2026-08-02 - Approvals of Amendments and Updates to Grand Junction Housing Authority Employee Handbook

7. Juniper Grove at Salt Flats – Scott Aker, CEO, and Jill Norris, General Counsel — *60 Minutes*
   a. Discussion with City of Grand Junction Staff and legal counsel
   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 and MOU with Rural Homes LLC or its affiliate
   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 the administration of Deed Restriction Program at Salt Flats/Juniper Grove and MOU with Rural Homes LLC, or its affiliate
   d. Possible action related to agenda items 6.a. and 6.b.
      i. Covenant

***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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ii. MOU with City of Grand Junction regarding Juniper Grove Deed Restriction Program
iii. Approve Resolution No. 2026-08-03 Concerning Administration of Juniper Grove Deed Restriction Agreement

8. Ascent at Salt Flats – Scott Aker, CEO *10 Minutes*
   a. Discussion of Proposed Letter of Intent with Brikwell
   b. Possible Action to Approve Letter of Intent with Brikwell (Salt Flats Housing Owner, LLC)

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

10. Finance and Audit Committee Report – Sheila Brubacher, Controller *15 Minutes*
    a. Status Update on Audit of 2025 Financial Statements
    b. Auditor Contract Discussion
    c. Possible Action to Accept 2026 Second Quarter Financials
    d. 2026 Budget Revisions
       i. Resolution 2026-08-01 – Adopting Revisions to the Consolidated Budget for Fiscal Year 2026
    e. Voucher Program Funding Update

11. Other Business, if any

12. Adjourn