

September Regular Board of Commissioners Meeting Minutes

Grand Junction Housing Authority ("GJHA")

8 Foresight Circle, Grand Junction, CO 81505

September 8, 2026, at 5:00 p.m.

1. Call to Order and Roll Call

GJHA's Board of Commissioners Regular Meeting was called to order at 5:01 p.m. by Bernie Buescher, Board Chair. Attendance was taken by roll call with the following present:

Board of Commissioners:

Bernie Buescher, Chair
Karen Massey
Julie Firl
Jennifer Landini

GJHA Staff:

Scott Aker, CEO
Jill Norris, General Counsel
Sheila Brubacher, Controller
Ashleigh O'Leary, HR Director
Brian Rusche, Development Director
Kate Armenta, Business Operations Assistant
Holly Webster, Supportive Services Supervisor

Kim Bullen with the City of Grand Junction attended the meeting in person. Kim left the meeting at 5:34 p.m.

Jeremiah Boies with the City of Grand Junction attended the meeting in person. Jeremiah left the meeting at 5:34 p.m.

Alex Gano with New Communities Law attended the meeting virtually. Alex left the meeting immediately following the Executive Session at 6:13 p.m.

Ivan Geer, Board Member, joined the meeting in person at 5:15 p.m.

David Ware with Rural Homes joined the meeting virtually at 5:15 p.m. David left the meeting at 5:34 p.m.

2. Disclosure of Direct or Indirect Conflict of Interest

None disclosed.

3. Public Comments

No public comments were made.

4. Mission, Vision, and Values

Bernie Buescher mentioned an article on the front page of the Daily Sentinel stating how affordable housing is not affordable, which is incompatible with GJHA's mission. Bernie believes that Staff and the Board need to eventually sit down and look deeper into this.

5. Announcement of New Board Member Effective November 1, 2026

Randall Reitz was appointed as a Board member effective November 1, 2026.

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6. Consent Agenda

The Consent Agenda consisted of the Minutes of the August 11, 2026, Regular Board of Commissioners Meeting. With a motion by Julie Firl, a second by Karen Massey and a unanimous vote, the Consent Agenda was approved.

7. Resolution No. 2026-09-01 Re-Appoint David Nelson to the Doors 2 Success Board

Holly Webster stated David Nelson has been a part of the Doors 2 Success Board since its conception in 2008. Mr. Nelson has expressed interest in serving another two-year term. Karen Massey made a motion to approve Resolution 2026-09-01 Re-Appointing David Nelson to the Doors 2 Success Board. Julie Firl seconded the motion and after a roll call vote, the motion passed unanimously.

8. Juniper Grove Updates and Possible Action

Scott Aker stated that prior to the August Regular Board meeting, Staff received some comments back from Butler Snow, the outside legal counsel for the City of Grand Junction, raising questions about certain components that need to be in the Guidelines and Deed Restriction documents. As a result, Staff tabled the discussion for further consideration and discussion on the Staff level before bringing it to the Board. Staff have since looked more closely into the questions raised by Butler Snow and determined that these questions will need to be addressed by Rural Homes as the recipient of the DOLA funds and the Grantor of the CDOH Use Covenant and Regulatory Agreement.

Scott's recommendation to the Board today is to approve the Resolution and the attached documents. After CHFA's review of the Memorandum of Understanding between the City and GJHA, there is one change that was made. CHFA, as the administrator of the land banking agreements, has some statutory responsibility to ensure there is an administrator of the deed restrictions. If GJHA decides to resign as administrator, CHFA's approval will be required. The MOU states that CHFA has 60 days to sign off.

Staff believe that the Executive Session under Agenda Item No. 8.b is not necessary.

Bernie Buescher made a motion to go into 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. Jennifer Landini seconded the motion and after a roll call vote, the Executive Session began at 5:34 p.m. Kate Armenta, David Ware, Jeremiah Boies, and Kim Bullen left the meeting.

The Executive Session concluded at 6:13 p.m. The participants in the Executive Session were Ashleigh O'Leary, Karen Massey, Jennifer Landini, Julie Firl, Jill Norris, Bernie Buescher, Scott Aker, Ivan Geer,

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Brian Rusche, Holly Webster, Sheila Brubacher, and Alex Gano. Kate Armenta returned to the meeting.

Ivan Geer made a motion to approve 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. Julie Firl seconded the motion and after a roll call vote, the motion passed unanimously.

9. Finance Items

Sheila Brubacher stated that Staff will bring the budgets to the Finance and Audit Committee on October 6, 2026, and to the Board on October 13, 2026. GJHA's net income is looking good, and the properties are doing well. GJHA is budgeting compensation with a 3% increase. Insurance will be less than Staff budgeted for 2026 due to some commissions budgeted for last year that GJHA will not be paying in 2027. GJHA budgeted very conservatively for vacancy loss. GJHA will be bringing back the estimated budget for the Foresight parking lot.

Staff reached out to Hawkins Ash and asked about a contract renewal. GJHA had a dollar amount in mind that was reasonable but did not disclose this number to them. Hawkins Ash said they would do a three-year renewal, and they came in with the same number as GJHA.

10. Development Update

Brian Rusche thanked Bernie Buescher and Julie Firl for joining him and Staff at the tour of The Current. Brian stated that a good portion of the exterior of The Current has been painted. Cabinets are going in right now and there has been a lot of progress. Staff has one more set of invoices to submit to HUD to receive the full reimbursement from the earmark.

11. Other business, if any

Doors 2 Success is hosting the Evening of Gratitude on Thursday, September 17, 2026, from 4:30-6:30 p.m. and the GJHA Board is invited. This event will be held at Basecamp Beer Works and will be an opportunity for the Doors Board and Staff to show their appreciation to their donors and their supporters.

12. Adjourn

With no further business or discussion, Ivan Geer made a motion to adjourn. With a second by Karen Massey, and unanimous roll call vote, the meeting was adjourned at 6:31 p.m.

All Board packet documents and documents distributed during the Board Meeting are retained at GJHA.