

REVISED AGENDA

Grand Junction Housing Authority
December Board of Commissioners' Meeting

December 13, 2019 8:00 a.m.
8 Foresight Circle

BREAKFAST WILL BE PROVIDED

Estimated Time

1. Call to Order and Roll Call *5 Minutes*

2. Welcome new GJHA Board Member, William Johnson

3. Consent Agenda *5 Minutes*
 - Request Adoption of Minutes for September 23 and October 28, 2019
 - Request Adoption of Notes of the Finance Committee for September 17, 2019
 - Request Adoption of Notes of the 11.23.19 Executive Compensation Committee Notes
 - Annual Bad Debt Report, Suzy Keith (*attached*)
 - Approve Resolution 2019-12-03 Approving Change in Terms of Bank of Colorado Loan No. 2644579301 (Extending Maturity Date of H2 Construction Loan)
 - i. Highlands 2 Final Cost Certification will not be completed prior to the December 1, 2019 expiration of the current construction loan. Therefore, staff request board approval to extend the term of the construction loan to March 1, 2020, to allow for completion of the cost certification process and requisite approvals.

4. Report from the Finance and Audit Committee – Ivan Geer, Chair, and Sheila Brubacher, Accounting Supervisor (memo attached) *90 Minutes*
 - 3rd Quarter Financials (*Previously sent with Finance and Audit Committee Agenda and Packet*)
 - Request Approval of Resolution 2019-12-01 Adopting Revised Budgets for Calendar Year 2019 for Village Park LLLP, The Highlands LLLP, Arbor Vista LLLP, and Linden Pointe LLLP and Resolution 2019-12-02 Adopting Revised Consolidated Budget for GJHA Acquisition and Development, Home Ownership, Housing Advocate, Monument Business Center, Ratekin Tower Apartments, and Walnut Park Apartments for the Fiscal Year Ending December 31, 2019.
 - i. Updates on methamphetamine-affected properties
 - Equity and Lending Partner Selection for 2814 (*Materials previously sent with Finance and Audit Committee Agenda and Packet*) *20 Minutes*

5. Development Update – Jody Kole, CEO

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- Discuss pre-purchase of materials for 2814 Patterson at 2019 prices
- Update and discussion regarding possible legislation affecting certain development fees

6. Other Business, if any *10 Minutes*
7. Roll Call to Move into Executive Session for discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and NOT involving any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees. *30 Minutes*
8. Roll Call to Move out of Executive Session and Return to Open Meeting.
9. Adjourn