

**Board of Commissioners' Special Meeting Minutes**  
Grand Junction Housing Authority ("GJHA")

8 Foresight Circle, Grand Junction, CO 81505

**December 13, 2022 at 11:00 a.m.**

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

GJHA's Board of Commissioners' Special Meeting was called to order at 11:01 a.m. by Ivan Geer, Board Chair. Attendance was taken by roll call with the following present:

Board of Commissioners:

Ivan Geer, Chair (Virtually)  
Chuck McDaniel (Virtually)  
Tami Beard (Virtually)  
John Howe (Virtually)  
Bill Johnson (Virtually)  
Bernie Buescher (Virtually)

GJHA Staff:

Jody Kole, CEO  
Scott Aker, COO  
Shelley Carpenter, Controller (Virtually)  
Jill Norris, General Counsel  
Krista Ubersox, HR Director  
Desirae A. Garman, Paralegal

**2. Discussion of GJHA's Land Bank Proposal – Jody Kole, CEO**

Chuck McDaniel and Jody Kole revised the proposal to be sent to the City of Grand Junction's American Rescue Plan Advisory ("ARPA") Committee with GJHA's recommendations and reasons as to why the Land Bank should be overseen by GJHA.

Chuck McDaniel recommended submitting the proposal to the Grand Junction City Council by the end of the week, so the City Council has time to review the proposal prior to the December 20, 2022 meeting. Ivan Geer asked for confirmation that Staff has sufficient resources to manage the Land Bank. Jody Kole confirmed that Staff will be able manage the Land Bank. In the future, there may be a need to hire a realtor to assist in locating appropriate acquisitions. The Board discussed possible conflicts of interest that would need to be addressed if GJHA was asked to manage the Land Bank. This proposal is to express GJHA's desire to be part of the discussion when determining the plan for the Land Bank.

Bernie Buescher made a motion that the Board adopt the proposal and authorize the proposal be sent to the ARPA Committee along with giving Jody Kole the authority to negotiate with the City staff as to the details of managing the Land Bank. The Motion was seconded by Chuck McDaniel. Ivan Geer requested an amendment to the motion to revise the proposal to include the Board's approval of the proposal. The amendments to the motion were accepted by Bernie Buescher and, Chuck McDaniel. With no further discussion, the motion was approved by a unanimous roll call vote.

**3. Executive Session**

At 11:17 a.m., Ivan Geer made a motion to go into Executive Session for discussion of a personnel matter under C.R.S. Section 24-6-402(f) *executive performance review and*

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*compensation*) (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. The Motion was seconded by Bernie Buescher and a roll call vote was taken with Ivan Geer, Tami Beard, John Howe, Bill Johnson, Chuck McDaniel and Bernie Buescher, a quorum of the Board of Commissioners, approved the motion.

The Executive Session concluded at 11:35 a.m. Participants in the Executive Session included Ivan Geer, Tami Beard, John Howe, Bill Johnson, Chuck McDaniel, Bernie Buescher and Krista Ubersox.

With no registered concern over discussion during the Executive Session, the open meeting reconvened at 11:36 a.m.

#### **4. Other business, if any**

None.

#### **5. Adjourn**

With no further business or discussion, a motion to adjourn was made by Tami Beard. Following a second by John Howe and unanimous roll call vote, the meeting was adjourned at 11:37 a.m.

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