

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

8 Foresight Circle, Grand Junction, CO 81505

**July 18, 2023 at 5:00 p.m.**

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

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

Board of Commissioners:

Rich Krohn, Chair  
Tami Beard  
Bill Johnson  
Ivan Geer  
Randall Reitz

GJHA Staff:

Jody Kole, CEO  
Scott Aker, COO  
Shelley Carpenter, Controller  
Jill Norris, General Counsel  
Krista Ubersox, HR Director/Acting Asset Manager

Racquel Wertz, Voucher Supervisor joined the meeting at 5:05 pm.

**2. Disclosure of Direct or Indirect Conflict of Interest**

Ivan Geer disclosed that he will need to be excluded from Agenda Item #9, the Executive Session, due to his relationship with the Seller of the property which is the subject of the discussion. Rich Krohn advised the Board that there is a second topic within this Agenda Item #9 and that Ivan would be included in the discussion of that topic and then would need to depart the meeting.

**3. Consent Agenda**

The Consent Agenda consisted of: (1) the Notes of the May 5, 2023, Board of Commissioners' Real Estate Committee Meeting.

With a motion by Bill Johnson, a second by Tami Beard and a unanimous vote, the Consent Agenda was approved.

**4. Doors 2 Success Board Appointments**

The Doors 2 Success Board is recommending the re-appointment of Chad Titmus and Shannon Keel to the Doors 2 Success Board of Directors. Scott Aker presented Resolution No. 2023- 07- 01 Re-appointing Chad Titmus and Shannon Keel to the Doors 2 Success Board.

With a motion by Randall Reitz, a second by Ivan Geer and a unanimous vote, Resolution No. 2023-07-01 was approved.

**5. Finance Committee Report**

2024 Budget Discussion.

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Shelley presented a schedule for review and adoption of the 2024 budget.

- September 11, 2023 – Executive Team to approve Budget.
- September 22, 2023 – Distribute Budget to Finance Committee as well as the full Board.
- October 3, 2023 – Finance Committee Meeting to seek recommendations and approval of the Budget.
- October 17, 2023 - Special Board Meeting to ask for approval for 2024 Budget.

### **6. Compensation Study Update**

Krista Ubersox advised the Board that they should expect to see a Compensation Proposal that will be included in the Budget submission. This is the third Compensation Study GJHA has done. However, GJHA is using a new consultant following the retirement of our previous consultant. So far, Staff has enjoyed working with this new consultant and appreciates her honesty. We have completed the benchmark process for all of our positions and the early conclusion is that we will be expanding the number of pay grades. The Board will receive that information in the near future.

Krista Ubersox also presented a list of our current job vacancies to give the Board an idea of where we currently stand.

### **7. Housing Choice Voucher Update**

- a. Discuss proposed payment standard changes for Housing Choice Voucher Program
  - i. Approval of Resolution 2023-07-02 – Approving Payment Standards for Housing Choice Voucher Program Effective July 19, 2023

GJHA's Voucher Team pulled 300 households off the top of our wait list, with 179 people replying with interest and staff is working through the eligibility process with them. Some of those individuals whose names were pulled from the waiting list declined to go back on to the waitlist. Staff has issued at least 70 vouchers already. with a goal to get to 98% utilization by the end of the year.

Shelley Carpenter mentioned that GJHA's IT team has been working on implementing online applications for the Vouchers and Properties teams and is looking to go live by the end of July 2023. This should help with keeping our list more current and accurate as well as freeing up some of our staff's time to work toward GJHA's utilization goal.

Staff requested that the Board permit GJHA to increase the Payment Standards. We have been seeing rents rise, so we have requested a waiver from HUD to permit us to take our Payment Standards up to 120% of the fair market rents. HUD approved that waiver at the end of June. GJHA hired a consultant to analyze the market rents in our area and our payment standards.

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The consultant gave GJHA suggestions as to what its Payment Standards should be. Staff requested that the Board take the main section of Mesa County to 120% of Fair Market Rents, with the exception of our Specialty Areas (81507, 81505 and 81521), which would stay at 110%-111% of Fair Market Rents by approving Resolution No. 2023-07-02.

With a motion by Ivan, a second by Bill, and a unanimous vote, Resolution 2023-07-02 was approved.

**8. Other business, if any**

GJHA is hosting a Landlord Symposium next week with local attorneys providing information to landlords and partnering agencies. Topics will include the new 2023 laws for tenants and landlords, emotional support companion animals, and the proper way of handling security deposits. An invitation was extended to the Board to attend the Symposium.

Randall Reitz mentioned that the City Council is going to approve the ballot measure to change the City Charter to permit 99-year leases for City owned property for affordable housing. Randall is trying to organize a campaign to support that ballot measure and would like to see what the other Board Members and GJHA Staff think about the role the housing authority should play. Jody Kole mentioned that in the past, she has been advised to stay neutral on the matter but would reconsider conversations with our General Council since the ballot language would be set. Other Board Members would be able to speak out since they are not paid by the organization, but Staff could not. Randall Reitz explained that it would be a campaign with less fundraising and more educational for the community as to why the ballot measure is important. Staff will meet and discuss details of situations such as this one and will come to the next meeting with a response.

- 9. 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), and to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a).

THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED FOR IDENTIFICATION PURPOSES:

*to discuss acquisition, sale or lease of property to facilitate future development or preservation.*

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Following a Motion by Rich and a unanimous vote, the Board went into Executive Session at 5:47 p.m.

The Executive Session was concluded at 6:54 p.m. and the open meeting resumed. Members who attended the Executive Session were Ivan Geer(who left at 6:20 p.m. and did not return), Randall Reitz, Scott Aker, Jill Norris, Krista Ubersox, Shelley Carpenter, Bill Johnson, Tami Beard, Jody Kole and Rich Krohn.

No concerns were registered over the scope of the Executive Session.

**10. Adjourn**

With no further business or discussion, Bill Johnson made a motion to adjourn. With a second by multiple Board Members, and unanimous roll call vote, the meeting was adjourned at 6:56 p.m.

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