

April Regular Board of Commissioners Meeting Minutes

Grand Junction Housing Authority ("GJHA")

8 Foresight Circle, Grand Junction, CO 81505

April 8, 2025, 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
John Howe, Vice Chair
Rich Krohn
Randall Reitz
Karen Massey

GJHA Staff:

Scott Aker, COO
Jill Norris, General Counsel
Sheila Brubacher, Controller
Krista Ubersox, Asset Manager
Ashleigh O'Leary, HR Director
Brian Rusche, Development Director
Kate Schaneman, Business Operations Assistant

Michael Santo, an attorney with Bechtel Santo, attended the meeting in person.

2. Disclosure of Direct or Indirect Conflict of Interest

None mentioned.

3. Re-Appoint Doors 2 Success Board Member

Scott Aker gave a brief background of Kristi Redlinger, who is currently the Board Chair of *Doors 2 Success*. Kristi has completed her first two-year term and has brought new energy to *Doors 2 Success*. She has voiced her interest in serving another term and Staff is asking for the GJHA Board's support in re-appointing her. Randall Reitz made a motion to approve Resolution 2025-04-01 Re-Appointing Kristi Redlinger to the *Doors 2 Success* Board. John Howe seconded the motion. There was no discussion, and after a voice vote, the motion was unanimously approved.

4. Development Update

Scott Aker reviewed the process that Staff is going through for selecting a development partner for the Salt Flats. GJHA received thirteen proposals and of those, six were interviewed. Staff are now in the second round of interviews with three semi-finalists. Staff hopes to have a recommendation within the next couple weeks to present to the Board. A Special Board meeting will be needed as soon as Staff is ready to present its recommendation to the Board and their reasoning for the recommended selection. Staff will ask for a motion authorizing staff to proceed with negotiating a limited partnership agreement with the selected proposer. Staff has had meetings with Mesa County and although it is not confirmed writing yet, they

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have stated that they will allocate their private activity bond for the affordable housing that will be developed on the Salt Flats property.

With regard to The Current, GJHA and the City have been successful in receiving a \$500,000 grant for energy impact funds for infrastructure. GJHA is moving forward with the Colorado Division of Housing (CDOH) grant for \$2,700,000 which would help fill The Current's present funding. The deadline for this grant application is May 1, 2025.

5. Other business, if any

Krista Ubersox updated the Board on the Walnut Park interior upgrade project. Photos of one of the units were shown to the Board so they have an idea of the great work the Contractor is doing. Staff are extremely happy with how these upgrades are turning out and the tenants are also pleased with the results.

The next project that will be taking place at Walnut Park Apartments is a full demolition and re-laying of the asphalt in the driveway and parking lots. The plan is to have all new asphalt laid flush with the sidewalks which will allow accessibility throughout the property.

GJHA has executed a contract with the State of Colorado for the Next Step program so Staff will continue that work with the Workforce Center for the next year.

On the legislative front, at some point in 2025, there will be the possibility for an extension and expansion of the Low-Income Housing Tax Credit. GJHA is actively seeking engagement with Representative Hurd in order to explain GJHA's portfolio and the power of the Low-Income Housing Tax Credit with the hope of getting him on board with supporting this extension.

Staff is monitoring a number of bills that are in the General Assembly. Many of them are tenant rights focused and may have a financial impact on GJHA. Staff is remaining engaged with CO NAHRO and Housing Colorado to advocate as a public housing authority.

GJHA does intend to have a Finance and Audit Committee meeting in May to go over the first quarter financial in depth and discuss the Voucher Administrative Reserves. Kate Schaneman will contact Board Members to get their availability.

6. Executive Session

Bernie Buescher made a motion to go into Executive Session for discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) (concerning the Chief Executive Officer) and NOTE involving: any specific employees who have requested discussion of the matter in open session; any member of this body or elected official; the appointment of any person to fill an

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office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees. Rich Krohn seconded the motion. A roll call vote was taken and the motion passed unanimously. The Executive Session began at 5:20 p.m.

The Executive Session concluded at 5:35 p.m. and the Board returned to the Open Meeting at 5:36 p.m.

The participants in the Executive Session were Jill Norris, Rich Krohn, Randall Reitz, Karen Massey, Ashleigh O'Leary, Michael Santo, John Howe, and Bernie Buescher.

7. Executive Session

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 a personnel matter concerning the Chief Executive Officer. The motion was seconded by Randall Reitz. A roll call vote was taken and the motion passed unanimously. The Executive Session began at 5:40 p.m.

The Executive Session concluded at 6:39 p.m.

The participants in the Executive Session were Jill Norris, Ashleigh O'Leary, Rich Krohn, Karen Massey, Randall Reitz, Michael Santo, John Howe, and Bernie Buscher

8. Possible action related to Personnel Matter described in Items 6 and 7 above

Karen Massey made a motion to put Jody Kole, CEO, on paid administrative leave for four weeks, effective tomorrow, April 9, 2025, and during that time, Scott Aker will step in as Acting CEO. John Howe seconded the motion, and after a voice vote, the motion passed unanimously.

9. Adjourn

With no further business or discussion, Randall Reitz made a motion to adjourn. With a second by Rich Krohn, and unanimous roll call vote, the meeting was adjourned at 6:45 p.m.

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