

July Special Board of Commissioners Meeting Minutes

Grand Junction Housing Authority ("GJHA")

8 Foresight Circle, Grand Junction, CO 81505

July 22, 2025, at 5:00 p.m.

1. Call to Order and Roll Call

GJHA's Board of Commissioners Special 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 (Virtually)
John Howe, Vice Chair
Rich Krohn
Laurel Cole (Virtually)
Leora Ruzin (Virtually)
Karen Massey

GJHA Staff:

Scott Aker, COO/Acting CEO
Jill Norris, General Counsel
Ashleigh O'Leary, HR Director
Brian Rusche, Development Director
Kate Schaneman, Business Operations Assistant

2. Disclosure of Direct or Indirect Conflict of Interest

None mentioned.

3. Mission, Vision, and Values

Bernie Buescher reminded the Board of the importance of the Mission, Vision, and Values and how important they are regarding the discussion pertaining to the evening's Executive Session.

4. Salt Flats Letter of Intent with MGL/VOA

The Salt Flats project is moving forward. The application from Volunteers of America (VOA) and MGL Partners to CHFA for the tax credit equity, both the 4% federal and the state credits, is due on August 1, 2025. GJHA has been asked to initiate the process of an RFP for project-based vouchers for this development. This development will be 62 units for seniors 55 years old or older, with a focus to serve veterans. Staff will be asking the Board for their approval to sign a Letter of Intent. Staff believe this Letter of Intent represents a strong foundation for GJHA's relationship with VOA and MGL.

Jill Norris reviewed the details of the Letter of Intent with the Board. Rich Krohn made a motion to approve and direct Staff to sign the Letter of Intent with Volunteers of America National Services (VOANS) on behalf of GJHA with GJHA acting as Special Limited Partner for phase one of VOANS's two phase affordable housing development at Salt Flats consisting of 62 units on the terms contained in the form of LOI presented to the Board. Karen Massey seconded the motion. There was no discussion. After a roll call vote, the motion passed unanimously.

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5. Other business, if any

The environmental assessment on The Current was submitted to HUD by the City of Grand Junction on Friday July 18th. Everything came back acceptable except for one item. The soil testing showed that the soil was only tested for pesticides and herbicides. The testing will need to be re-done to test for lead and arsenic. More updates will be provided to the Board at the Regular Board Meeting on August 12, 2025.

6. Executive Session

Scott Aker, Brian Rusche, and Kate Schaneman left the meeting at 5:29 p.m.

At 5:29 p.m., John Howe moved to go into Executive Session for discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) (concerning the search for Chief Executive Officer and possible interview with Scott Aker as the sole finalist for the position) 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. Rich Krohn seconded the motion and after a roll call vote, the motion passed unanimously.

The Executive Session concluded at 6:41 p.m.

The participants in the Executive Session were Jill Norris, Rich Krohn, Karen Massey, Ashleigh O'Leary, John Howe, Leora Ruzin and Laurel Cole.

Laurel Cole left the meeting at 5:48 p.m.

Bernie Buescher had technical difficulties getting into the breakout room for the Executive Session, so he did not participate. Bernie Buescher re-joined the open meeting following the Executive Session at 6:41 p.m.

7. Possible Action authorizing the Executive Comp Committee to engage in negotiations with Finalist

Rich Krohn made a motion to offer the position of Chief Executive Officer of GJHA to Scott Aker and that the Executive Compensation Committee (Bernie Buescher, John Howe, Rich Krohn, and Ashleigh O'Leary) begin negotiations with Scott Aker for an employment contract and compensation package to include a salary within the proposed 2025 salary range and to bring that proposed compensation package and employment contract back to the Board for

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approval. Leora Ruzin seconded the motion and after a roll call vote, the motion passed unanimously.

8. Adjourn

With no further business or discussion, Leora Ruzin 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.