

January Regular Board of Commissioners Meeting Minutes

Grand Junction Housing Authority ("GJHA")

8 Foresight Circle, Grand Junction, CO 81505

January 13, 2026, at 5:00 p.m.

1. Call to Order and Roll Call

GJHA's Board of Commissioners Regular Meeting was called to order at 5:03 p.m. by Ivan Geer, Interim Vice Chair. Attendance was taken by roll call with the following present:

Board of Commissioners:

Ivan Geer, Interim Vice Chair
Laurel Lutz
Karen Massey
Julie Firl

GJHA Staff:

Scott Aker, CEO
Krista Ubersox, COO
Jill Norris, General Counsel
Sheila Brubacher, Controller
Ashleigh O'Leary, HR Director
Kevin Sperle, IT Supervisor (Virtually)
Brian Rusche, Development Director
Kate Schaneman, Business Operations Assistant

Tyler Elick with Brikwell attended the meeting in person. Tyler left the meeting at 6:05 p.m.
Max Bresner with Brikwell attended the meeting in person. Max left the meeting at 6:05 p.m.
Ryan Jones with RCH Jones Consulting, LLC attended the meeting virtually. Ryan left the meeting immediately following the Executive Session.

2. Disclosure of Direct or Indirect Conflict of Interest

None mentioned.

3. Mission, Vision, and Values

Scott Aker reviewed GJHA's Mission, Vision, and Values and pointed out an example of collaboration the team has demonstrated. Scott Aker thanked Ivan Geer for running the meeting in Bernie Buescher's absence.

4. Consent Agenda

The Consent Agenda consisted of the Minutes of the October 10, 2025, Special Meeting of the Board of Commissioners. Although there was a quorum for this meeting, Julie Firl was not yet a Board Member at the time of the October 10, 2025, Special Board Meeting, so she was unable to vote to approve the Consent Agenda. As a result, the Minutes of the October 10, 2025, Special Meeting of the Board of Commissioners will be removed from the Consent Agenda for this meeting and will be brought back to the Board for approval at the February 10, 2026, Regular Board Meeting.

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5. 2026 Meeting Schedules

Jill Norris reviewed the proposed schedule for the 2026 Board meetings and the designated locations where Staff will post the notice of meetings in 2026, which will be the GJHA lobby and the GJHA website. Laurel Lutz made a motion to approve Resolution 2026-01-01 Designating the Location for Posting of the Notice of Meetings and Establishing a Meeting Schedule for 2026 for the Board of Commissioners of the Grand Junction Housing Authority. Karen Massey seconded the motion and after no discussion and a roll call vote, the motion passed unanimously.

6. Election of Board Officers and Appointment of Committee Members for 2026

Jill Norris reviewed the current GJHA Board officers and chairs of the current Committees. The GJHA Board Chair is Bernie Buescher, the Vice Chair is Rich Krohn, the Interim Vice Chair is Ivan Geer, the Secretary is Scott Aker, and the Assistant Secretary is Krista Ubersox. Bernie Buescher and Rich Krohn have reported to Staff that they are happy to continue as Board Chair and Board Vice Chair. Laurel Lutz made a motion to elect Bernie Buescher as Board Chair and Rich Krohn as Vice Chair for 2026. Karen Massey seconded the motion and after a roll call vote, the motion passed unanimously.

Laurel Lutz moved to elect Julie Firl as the Chair of the Finance and Audit Committee, Rich Krohn as the Chair of the Real Estate Committee, Ivan Geer as the Interim Chair of the Real Estate Committee, and for the current members of each committee to remain on those committees until the next Board Meeting. Karen Massey seconded the motion and after no discussion and a voice vote, the motion passed unanimously.

Resolution 2026-01-02 is being brought to the Board to authorize a new Statement of Authority. The only change will be to include Ivan Geer as an interim Vice Chair. Laurel Lutz made a motion to approve Resolution 2026-01-02 Authorizing Execution of New Statement of Authority. Karen Massey seconded the motion. Laurel Lutz amended her motion to direct Staff to add language to the Statement of Authority to allow the officers of the Board to authorize banking transactions. Karen Massey seconded the amended motion and with a roll call vote, the motion passed unanimously.

7. Updates on Special Limited Partnership Requests

Staff is continuing to work with the development team for the Crawford Commons development. GJHA has received signed letters of support from the Grand Junction City Manager and the Mesa County Administrator for GJHA to act as a Special Limited Partner in the Crawford Commons transaction.

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Tyler Elick and Max Bresner made a presentation on the Salt Flats. Brikwell has a majority of their developments located in the Midwest. Their goal is to increase their number of developments in Colorado and have high hopes to develop more on the Western Slope. Ascent at Salt Flats is phase one consisting of 144 rental units on 4.4 acres. This project will also include a 3,100 square foot early childhood education center. The development will include studio units and units with up to 4-bedrooms, and will serve individuals from 30%-70% AMI. The residents and families of this development will have access to transportation, employment, services, recreation, healthcare, schools, and civic facilities. Brikwell stated that GJHA would benefit from being a part of this development because: (1) GJHA's and Brikwell's mission statements align, (2) there would be no capital investment from or risk to GJHA, (3) the development would add 144 affordable units to the community's affordable housing portfolio, and (4) the Special Limited Partnership fee would create revenue for GJHA to expand their mission and impact in the community. Brikwell also intends on extending the right of first refusal to GJHA, per GJHA's policy. The parcel of land is in the 2025 Qualified Census Tract (QCT), and the QCT does not apply to the Salt Flats in 2026. Because Brikwell's application for the 4% Tax Credits with CHFA is a 2025 application, that secures the 2025 QCT designation for this project. As a result, construction costs for the early childhood education center is included in the eligible basis calculation.

8. Executive Session

Ivan Geer made a motion to go into 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 an unsolicited request from Brikwell Partners LLC for GJHA to act as a Special Limited Partner in the future development of an affordable housing project known as Ascent at Salt Flats located in the City of Grand Junction.

Laurel Lutz seconded the motion and after a roll call vote, the motion passed unanimously. The Executive Session began at 6:08. Kate Schaneman and Kevin Sperle left the meeting at 6:08.

The Executive Session concluded at 6:54. The participants in the Executive Session were Jill Norris, Julie Firl, Karen Massey, Ashleigh O'Leary, Sheila Brubacher, Krista Ubersox, Brian Rusche, Laurel Lutz, Scott Aker, Ivan Geer, and Ryan Jones (virtually). Kate Schaneman and Kevin Sperle re-joined the open meeting at 6:54 p.m.

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9. Possible Action from discussion in Agenda Items 7 a. and 8

Laurel Lutz made a motion to direct Staff to move forward with providing a letter of support for Ascent at Salt Flats and to continue to explore the special limited partner process moving forward. Julie Firl seconded the motion and after no discussion and a voice vote, the motion passed unanimously.

10. Development Update

Brian Rusche provided updates on The Current. The Ute water line has been installed. The sanitary sewer line will be completed by the end of the week. The storm sewer line installation starts in two days, and the irrigation line will start after that. The piles in the foundation have been drilled, and the grade beams have been poured with concrete. The foundation insulation will also begin this week. The underground plumbing will begin on January 26, 2026. The foundation work will be completed mid-February. GJHA has hired former CHFA employee, Gary Dominguez as their consultant to assist with monitoring the construction and providing technical assistance to the GJHA development team.

11. Other business, if any

GJHA continues to be in dialogue with the City, Housing Resources of Colorado, Rural Homes and some other entities to figure out the best path forward to the administration of deed restrictions associated with the affordable for-sale homes to be built by Rural Homes at the Salt Flats. GJHA may potentially be administering the deed restrictions.

Section 4 of GJHA's Special Limited Partnership Policy contemplates Staff receiving requests for Letters of Support ("LOS") for housing developments and doing a small amount of due diligence to get comfortable with writing the requested LOS. Phase 2 of the Fruita Mews, is a proposed 9% Tax Credit deal being built by IndiBuild and the Fruita Housing Authority. GJHA will write a very general LOS for this development. Crawford Commons is also a 9% Tax Credit deal in the same tax credit round as Phase 2 of the Fruita Mews. The Crawford Commons team is aware that GJHA will be writing a LOS for Phase 2 of the Fruita Mews.

12. Adjourn

With no further business or discussion, Laurel Lutz made a motion to adjourn. With a second by Karen Massey, and unanimous roll call vote, the meeting was adjourned at 7:05 p.m.

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