



GRAND JUNCTION HOUSING AUTHORITY

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AGENDA

June Regular Board of Commissioners Meeting

Grand Junction Housing Authority ("GJHA")

8 Foresight Circle, Grand Junction CO 81505

June 9, 2026, at 5:00 p.m.

Zoom Link: <https://bit.ly/4jz07hJ>

Dinner will be provided

Estimated Time

1. Call to Order and Roll Call
2. Public Comments: *15 Minutes*
Individuals may comment during this time on any item on this Agenda. Public comment may be made 1) in person during the meeting, or (2) virtually during the meeting (registration required). Individuals must state their name for the record, and comments will be limited to three (3) minutes per individual.
3. Disclosure of Direct or Indirect Conflict of Interest – Bernie Buescher, Board Chair *5 Minutes*
4. Consideration of Waiver of Conflict Related to Agenda Item 9d. – Bernie Buescher, Board Chair, Scott Aker, CEO, and Jill Norris, General Counsel *10 Minutes*
5. Mission, Vision, and Values – Bernie Buescher, Board Chair *5 Minutes*
6. Consent Agenda, Bernie Buescher, Board Chair *5 Minutes*
 - a. Request Adoption of the Minutes of the May 12, 2026, Regular Board of Commissioners Meeting
7. Appointing Jessica Elder to the Doors 2 Success Board – Holly Webster, Supportive Services Supervisor and Executive Director of Doors 2 Success *10 Minutes*
 - a. Resolution 2026-06-06 Appointing Jessica Elder to the Doors 2 Success Board
8. Evergreen Presentation – 29 Mile Apartments *15 Minutes*
9. Real Estate Committee Report – Rich Krohn, Committee Chair, Scott Aker, CEO, Jill Norris, General Counsel, and Brian Rusche, Development Director *60 Minutes*
 - a. Policy on Participation in Real Estate Development
 - i. Resolution No. 2026-06-01 Adopting Grand Junction Housing Authority's Amended and Restated Policy on Participation in Real Estate Development
 - b. Policy Regarding the Issuance of Private Activity Bonds – John Bales, Kutak Rock
 - i. Resolution No. 2026-06-02 – Adopting Grand Junction Housing Authority's Private Activity Bond (PAB) Policy
 - c. Haven at Salt Flats
 - i. Private Activity Bond Issuance Fee Discussion

***Backup call-in option: 970-208-9594, Passcode: 0388**

(This line is not monitored and is only used in the event the virtual meeting is unavailable.)



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- ii. Resolution No. 2026-06-03 Declaring the Intent of the Board of Commissioners of Grand Junction Housing Authority to Issue its Multifamily Housing Revenue Bonds for Haven at Salt Flats Apartments
 - iii. Resolution No. 2026-06-04 Declaring the Intent of the Board of Commissioners of the Grand Junction Housing Authority to Use Its Best Efforts to Issue Private Activity Bonds in Connection With Financing of Dwelling Accommodations to Persons, Without Regard to Income, as Long as the Project Substantially Benefits Persons of Low Income and Carrying Forward Certain Private Activity Bond Volume Cap Allocation
 - iv. Special Limited Partnership Fee Discussion
 - d. Juniper Grove at Salt Flats – Scott Aker, CEO, Jill Norris, General Counsel, and Alex Gano, New Communities Law
 - i. 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) related to the administration of a Deed Restriction Program at Salt Flats/Juniper Grove and MOU with Rural Homes LLC or its affiliate
 - ii. 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 the administration of Deed Restriction Program at Salt Flats/Juniper Grove and MOU with Rural Homes LLC, or its affiliate
 - iii. Possible action related to agenda item numbers 9.d.i and ii
 - e. 29 Mile Apartments
 - i. Initial Letter of Support for SLP with Evergreen
 - f. Crawford Commons Update
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- 10. Updates to GJHA Conflict of Interest Policy on Participation in Real Estate Development – Scott Aker, CEO and Jill Norris, General Counsel *10 Minutes*
 - a. Resolution No. 2026-06-05 Adopting Grand Junction Housing Authority's Standard of Conduct and Conflict of Interest Policy
 - 11. Legislative Update – Brian Rusche, Development Director *10 Minutes*
 - 12. Development Update – Brian Rusche, Development Director and Scott Aker, CEO *10 Minutes*
 - a. The Current
 - 13. Future Meeting Schedules *10 Minutes*
 - 14. Other Business, if any
 - 15. Adjourn