

## MINUTES

**Grand Junction Housing Authority  
Board of Commissioners Special Meeting**

**July 3, 2002  
Conference Room  
1011 North Tenth: 11:30 a.m.**

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### **1. Call to Order**

A special meeting was called to order at 11:40 a.m. at the request of the Chairman of the Board of Commissioners of the Grand Junction Housing Authority (GJHA) and the Chairman of the Board of Directors of HomewardBound of the Grand Valley, Inc. regarding ongoing negotiations surrounding the lease of the Grand Valley Community Homeless Shelter. Individual attendee introductions were made which included HomewardBound Board of Directors Nancy Black, Sister Karen Bland, Gary Cake, and Jim Sidwell; GJHA Board Members Kathleen Belgard, Gabe DeGabriele, Erin Ginter, Steve Heinemann, Cory Hunt, Gi Moon, and GJHA employee Kristine Franz.

### **2. Meeting with the Board of Directors of HomewardBound of the Grand Valley, Inc.**

Mr. Jim Sidwell, Vice President of HomewardBound, gave a brief overview of the Grand Valley Community Homeless Shelter history from inception to present.

A summarization of the meeting dialogue is as follows.

In September of 2001, The Grand Valley Community Homeless Shelter leased the building at 2853 North Avenue from the Knights of Columbus. The GJHA purchased the property from the Knights of Columbus at the reduced price of \$700,000 in March of 2002 and The Grand Valley Community Homeless Shelter continued to occupy the building.

A recap of acquired funds by the GJHA to be used for the 2853 North Avenue property purchase and rehabilitation is listed below:

1. City of Grand Junction - \$205,000 Community Development Block Grant (CDBG) to be used for property acquisition
2. Colorado Division of Housing - \$400,000 grant to be used for property acquisition
3. Colorado Division of Housing - \$187,846 loan to be used for property acquisition and rehabilitation costs (shower installation, parking lot repair, fire suppression sprinkling system installation, and water heater/circulation pump installation). Loan term – 18 months
4. El Pomar Foundation - \$50,000 grant used to pay down the \$187,846 loan from the Colorado Division of Housing

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Ongoing joint meeting negotiations continued from March until June 18<sup>th</sup> with HomewardBound/GJHA representatives participating. During the June 18<sup>th</sup> meeting, lease issues such as waivers and indemnification clauses were addressed and resolved. It was explained at that time, that because the grant received from the Colorado Division of Housing wasn't for the entire original requested amount, a loan in the amount of \$187,846 was necessary and acquired from the Colorado Division of Housing. This amount is to cover the remaining \$95,000 for property acquisition as well as property rehabilitation costs. The loan, dated March 28, 2002, is for 18 months and repayment commitment is needed for this obligation. The following two conditions became '*stumbling blocks*' for final lease execution:

1. A commitment from HomewardBound to partnership with GJHA to acquire grants and raise one-half of the needed funds was requested.
2. There would be no building rehabilitation and no signed lease prior to resolving the funding issue.

Constructive discussion continued on the main problem issues and what the resolution options were. Copies of the current unsigned lease as well as the *GJHA Homeless Shelter Acquisition/Rehab Statistics* sheet dated July 1, 2002, were distributed as working tools. With concurrence that philosophically everyone's views were in agreement, the GJHA Board requested that they move into Executive Session. It was jointly agreed that Jim Sidwell and Gabe DeGabriele would converse later in the day. Mutual appreciation was expressed for the cooperative attitude to resolve the issues and move forward. The joint meeting disbanded.

Kathleen Belgard left the meeting at 12:45 p.m.

### **3. Executive Session – CRS24-6-402(4)(A)(E)**

Executive Session began at 12:50 p.m. for the remaining GJHA Board Members.

At 1:00 p.m. Gabe made a motion which was seconded by Steve and unanimously approved to move out of Executive Session and back into Regular Session.

### **4. Rehabilitation Startup**

A motion was made by Gi, seconded by Erin, and unanimously approved to begin rehabilitation immediately of the Grand Valley Community Homeless Shelter building as indicated on the *GJHA Homeless Shelter Acquisition/Rehab Statistics* sheet distributed during the meeting.

### **5. Adjourn**

The meeting was adjourned at 1:05 p.m. with a motion by Cory, seconded by Gi, and unanimously approved.

