

MINUTES

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

**December 18, 2002
Conference Room
1011 North Tenth: Noon**

1. Call to Order

Gabe DeGabriele, Board Chair, called the December Board of Commissioners' Meeting to order at 12:00 noon with the following individuals attending: Kathleen Belgard, Harry Butler, Erin Ginter, Steve Heinemann, Jody Kole, Esther Lucero-Cardona, John Collier, Steven Elliott, Kristine Franz, Mary Gregory, Greg Hancock, and Jon Wickre. Cory Hunt and Gi Moon joined the meeting later. Mr. Larry Russell of Organizational Management Group from Knoxville, Tennessee was also in attendance.

If there were items to be added to the agenda, Gabe requested that it be done at this time. There were no further additions.

2. Linden Property Predevelopment Design Team – Discuss Findings and Recommended Consultant Selection

Greg distributed a memorandum issued to the Grand Junction Housing Authority (GJHA) Board of Directors dated December 16, 2002, from the GJHA Selection Committee regarding the Linden development design/build team selection. The following are highlights from his summation:

- The GJHA owns seven acres of vacant land in Orchard Mesa that is ready to be developed.
- In October, the City of Grand Junction approved \$41,720 in CDBG Funds for the Linden property predevelopment fees.
- The Request for Qualifications (RFQ) for a Design/Build Team was released in October with seven teams responding.
- The Selection Committee reviewed all submittals and invited four teams to present their design concepts, approach, and experience.
- Merits of each team were rated and joint consensus was each team was more than competent to do the job.
- The Committee selected Shaw Construction/Odell Architects. This team has a combined design/construction involvement in over 51,000 housing units. Although they haven't completed construction of any affordable housing units together, they currently have two in process. Both organizations received only positive feedback from references.
- References also indicated that Shaw had a low change order percentage and cost.

Gi Moon joined the meeting at 12:05 p.m. and Cory Hunt arrived at 12:07 p.m.

Minutes (contd.)

Page 2

With that report, the Committee invited comments from the group and also recommended that the team of Shaw/Odell be selected as the design/build team for the Linden development.

Gi made a motion authorizing the GJHA to initiate a contract with Shaw Construction/Odell Architects to begin predevelopment work on the Linden property. Kathleen seconded the motion and it passed with one abstention from Harry.

3. Executive Session – C.R.S. 24-6-402(4)(f)

A motion was made at 12:10 p.m. by Kathleen, seconded by Cory, and passed unanimously to enter into Executive Session to discuss the results of the Pay and Benefits Survey completed by Mr. Larry Russell of Organizational Management Group.

The Executive Session ended at 1:43 p.m. with a motion from Gabe, a second by Erin, and was unanimously approved.

4. Other Business

Home Builders Association of North Western Colorado

Steve recommended that the GJHA join the Home Builders Association of North Western Colorado. Brief discussion was held and the general consensus was to join this Association. Steve is taking the follow-up action.

5. Adjourn

At 1:45 p.m., the motion to adjourn the meeting was made by Erin with a second by Kathleen and was approved unanimously.