

## MINUTES

Grand Junction Housing Authority  
Board of Commissioners' Meeting

Monday, June 27, 2005  
Housing Authority Offices  
1011 North Tenth Street  
11:30 a.m.

---

Allowing additional time for Meeting participants to arrive and a quorum to be attained, follow-up was given on a 2005-2006 Grand Junction Housing Authority (GJHA) goal identified at the Board Strategic Planning Retreat in June. Gi stated that the goal regarding "*the opportunity to generate additional income through the lease of Ratekin Tower Apartments' rooftop for communication equipment placement*" could be further explored with a power site presentation given by Mr. Mike Kelly of Mountain Message and Pager Service Inc. Mike isn't available until the August Board Meeting, however. General consensus was to put this presentation on the August Agenda.

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

The regularly scheduled June GJHA Board Meeting was called to order by Board Chair, Steve Heinemann, on Monday, June 27<sup>th</sup> at the Housing Authority Offices at 11:35 a.m. Those in attendance included Board Members Teresa Coons, Gi Moon, and Tisha Petelo; and GJHA staff members Jody Kole, Kristine Franz, Virginia Garcia, Mary Gregory, Greg Hancock, Jon Lindman, Lori Rosendahl, and Jon Wickre. Sheryl Trent, Assistant to the Grand Junction City Manager, was also present.

### **2. Adoption of Minutes**

The May 23, 2005 Meeting Minutes were adopted with a motion from Teresa, a second from Gi, and a unanimous vote.

### **3. Public Hearing for the GJHA Agency Plan/Annual Plan Update**

Executive Director Jody Kole explained that the GJHA Agency Plan/Annual Plan Update is a compilation of data of all the GJHA Housing Programs. Annual updates are recommended and are based on past experiences and rule changes. Upon the completed internal review process between GJHA staff members and then with the Resident Advisory Committee, projected Plan changes are presented for Board consideration.

As a requirement of the U.S. Department of Housing and Urban Development (HUD), a Public Hearing must be held for community comments on the GJHA Agency Plan/Annual Plan Update. At this point in the Meeting, Board Chair Steve Heinemann opened the Meeting for a Public Hearing and comments. No additional community members were present for this hearing. Mary Gregory, GJHA Administrative Director,

announced that no public comments were received during the mandated 45-day public review period either where the public has the opportunity to review the Plan at the Mesa County Public Library or the GJHA office at 1011 North Tenth Street.

Mary mentioned that the Agency's newly identified 2005-2006 Goals, established at the Board's Strategic Planning Retreat in June, would be included in the Plan by the year the goal is to be accomplished. She reminded the group that if the demolition/disposition status of Capital Terrace changes, the Plan would have to be amended and the public review period would be initiated again.

With discussion completed, the Public Hearing was closed and *Resolution 2005-05 Adopting the Agency Streamlined Five-Year Plan Through Fiscal Year 2009/Streamlined Annual Plan Update for Fiscal Year 2006* was passed with a motion from Gi, a second from Teresa, and a unanimous vote.

#### **4. Follow-up of Action Items Identified During Board Strategic Planning Retreat**

Jody referenced the previously distributed draft summary of the 2005-2006 Goals and associated Work Plans. The summary includes new goals that were identified at the Board's Strategic Planning Retreat in June as well as some on-going objectives. Several objectives were discussed extensively with the following highlights:

- The appraisal on Capital Terrace with the six single-family homes is \$1.91M. Prior to working on Pro Formas, investigation will be done on HUD requirements regarding the proceeds of the sale of a Public Housing unit.
- Progress continues to be made on the filing of a new 501C3 organization.
- The request from the Grand Valley Housing Partnership of "*what would it take for this Agency to expand to serve the 'region'?*" was reviewed to determine the best direction to proceed. After extensive discussion, Jody will draft a proposal outlining the range of options available, with some level of recommendation to the Partnership. Jody will review this with Steve prior to the Partnership meeting. It is not anticipated that the Partnership will independently provide significant direction.
- The proposed Update to the 2002 Grand Valley Housing Needs Assessment Report was discussed along with potential financial contributors for this endeavor. Defining the Update's Scope of Work for the Request for Proposal (RFP) will be done by Greg Hancock, GJHA Development Director, with input from valley-wide housing-

interested parties. Gi requested that Jon Wickre, GJHA Outreach Coordinator, research possible grant monies and that this topic be included on the next meeting agenda for the Grand Valley Housing Partnership, which is scheduled for July 7<sup>th</sup> at 2:00 p.m.

- Steve asked if Greg had made any progress on issuing a RFP for Realtor Services. Greg responded he believed it would be more effective if GJHA could include in the RFP how many properties the Agency would buy in year one, year two, and year three. Board Members commented that they can't truly know that at this time. It will depend on what opportunities are on the market. Specifying a certain number of units or transactions may lock the Agency into something. Board consensus was that it would be best to get a relationship established with a realtor soon, and that the contract for professional services need not specify a number of units or transactions at this time. Steve's hope is that we find a community-minded realtor who would be willing to represent GJHA at no charge.

## **5. Linden Pointe Update**

Greg gave an update to his June 22<sup>nd</sup> Board memorandum regarding Linden Pointe:

- The anticipated budget balance is slightly under \$40K. In addition to that figure, the Agency will receive back approximately \$72K in June of 2006 representing the Maintenance Guarantee held by the City (in the form of a Certificate of Deposit) for completion of public improvement problems on site.
- A higher loan balance exists due to the jump in interest rates from 4% to 6%.
- Curtain installation in the Clubhouse is complete with the exception of the small conference room, which will be done tomorrow.
- The only signage that is lacking is the curb painting, which will be started this week.
- Playground surfacing isn't corrected yet, but soon will be.

Greg and Virginia Garcia, GJHA Asset Manager, announced that 70 of the 92 units are now leased.

**6. Other Business**

*Potential Funding for Linden Pointe Childcare Facility*

Gi mentioned that as a follow-up to the New Market Tax Credits Workshop she and Jody attended while participating in the National Development Council's 2005 Academy in Chicago last May, she has been communicating with Mr. Jamie Gomez of Colorado Housing and Finance Authority (CHFA). CHFA has been awarded over \$40B in New Market Tax Credits (which are tax credits for businesses locating in low income census tracts), of which 20% of the funds have been set aside for "rural communities". Since Grand Junction is considered "rural", the possibility exists that the projected Linden Pointe childcare facility could be partially funded with New Market Tax Credits. Mr. Gomez is extremely interested in this prospect. Gi has invited Mr. Gomez to meet with the Board either in July or August to further discuss this opportunity.

**7. Adjourn**

With a motion by Gi, the meeting was adjourned at 12:20 p.m.