

## MINUTES

Grand Junction Housing Authority  
Board of Commissioners' Meeting

Monday, January 23, 2006  
Linden Pointe Clubhouse  
1975 Barcelona Way  
11:30 a.m.

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Over 40 Grand Junction Housing Authority (GJHA) Board Members, Staff and guests gathered for the Agency's Annual Meeting. While enjoying lunch and visiting with tablemates, participants enjoyed watching the Agency's video presentation, "*Our Work - It's All About the People*". GJHA properties, numerous client families and staff members, and miscellaneous related activities were the focus. Jon Wickre, GJHA Outreach Coordinator, was commended for his efforts in preparing this visual testimony.

### 1. Call to Order

Referencing this as the last time to call a meeting to order during his term as Board Chair, Steve Heinemann started the meeting at 12:25 p.m. with all Board Members (Kathleen Belgard, Teresa Coons, Gabe DeGabriele, Erin Ginter, Gi Moon, and Tisha Petelo) present. He extended his gratitude to everyone for all their hard work in the past year and for sharing with him the experiences during his tenure for the last 24 months as Chair.

### 2. Election of Officers

Nominations were opened for the Board Chair for Fiscal Year 2005-2006. Gi Moon was nominated by Steve with a second by Erin. There being no further nominations, the nominations were closed. Upon a unanimous voice vote, Gi accepted the position.

Upon Steve's request for Vice Chair nominations, Kathleen was nominated by Gi with a second by Erin, and Erin was nominated by Gabe with a second by Kathleen. There being no further nominations, the nominations were closed. With the voice votes of 5 (Kathleen) and 1 (Erin), Kathleen accepted the position.

### 3. Adoption of Resolution 2006-02 Designating the Location for the Posting of the Notice of Meetings and Establishing a Meeting Schedule for 2006 for the Board of Commissioners of the Grand Junction Housing Authority

Resolution 2006-02 was unanimously adopted by the Board with a motion by Gi and a second by Gabe.

### 4. Presentation of the Annual Report

Stressing that the work done here is truly "*all about the people*", Jody first thanked the dedicated Agency staff who do make a meaningful difference in people's lives on a daily

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basis. Continuing on, she shared some of this year's successes and statistics which just reiterated how important our work is.

Five (5) families have graduated from the Family Self Sufficiency Program and earned the benefit of an escrow account, which will help them acquire homeownership or start a new business venture. In addition, over eighty (80) families have moved up and out of GJHA subsidized housing.

Financial information revealed that the GJHA has added over \$16M into the local economy in 2005, and of that total, \$9M represented the construction of Linden Pointe. The remaining \$7M is seen in the GJHA's annual operating budget, and of that amount, \$4M was paid directly to area landlords.

Departmental reports were given by Virginia Garcia, Asset Manager; Lori Rosendahl, Voucher Program Supervisor; Rebecca Tonozzi, Finance Director; and Jon Wickre, Outreach Coordinator, who introduced their staff, identified key achievements for the year, and shared success stories.

A brief overview of financial statements was given by Rebecca Tonozzi.

Jody highlighted and summarized several new Agency initiatives introduced this year, which included the Employer Assisted Homeownership Program, the Affordable Housing Partnership, the Tenant-Based Rental Assistance Program, and the Community Benevolent Partnership.

In addressing the future, Jody explained anticipated diversification of services and revenue sources as well as expanding community partnerships.

Board Members, Grand Junction City Council Members, Mesa County Commissioners, and the Mesa County Health Department staff were thanked for contributing their time and energy to affordable housing efforts.

At the conclusion of the annual presentation, Virginia Garcia received a standing ovation when honored with a surprise recognition for 20 years of compassionate and dedicated service to the people of the Grand Valley through employment at the GJHA.  
CONGRATULATIONS VIRGINIA!

## **5. Adjourn**

With a motion from Gabe, a second from Erin, and unanimous consent, the GJHA Annual Meeting was adjourned at 1:15 p.m.

