

**REVISED MINUTES
AS OF 3-27-06**

Grand Junction Housing Authority
Board of Commissioners' Meeting

Monday, February 27, 2006
Housing Authority Offices
1011 North Tenth Street
11:30 a.m.

1. Call to Order

Newly elected Board Chair Gi Moon called the regular February Grand Junction Housing Authority (GJHA) Board Meeting to order at 11:37 a.m. Board Members Kathleen Belgard, Gabe DeGabriele, Erin Ginter, Steve Heinemann, and Tisha Petelo were present. GJHA staff members included Jody Kole, Kristine Franz, Virginia Garcia, Lori Rosendahl, Becki Tonozzi, and Jon Wickre.

Prior to addressing Agenda items, Lori Rosendahl, Voucher Program Supervisor, and the Housing Choice Voucher Staff were recognized for "outstanding job performance". Gi read a letter addressed to Lori and her staff from Grand Junction City Mayor Bruce Hill congratulating the Voucher Program Staff for achieving the "High Performer" rating from the U.S. Department of Housing and Urban Development (HUD) for the **seventh consecutive year**. In acknowledging this rating, the group received a standing ovation as the Board and staff thanked them for their devotion and hard work.

2. Consent Calendar

With a motion by Steve and a second by Erin, the Consent Calendar (*Adoption of GJHA Board Meeting Minutes for November 28, 2005, January 12, 2006, and January 23, 2006 plus Resolution 2006-03 Amendment to the Bylaws of The Housing Authority of The City of Grand Junction, Colorado, Revising the Annual Meeting Date to the Regular January Board Meeting*) was unanimously approved.

Due to the possibility of a lengthy discussion on Agenda Item Number 3 – *Discuss Potential Transfer of the Grand Junction Community Homeless Shelter Property to the HomewardBound of the Grand Valley Organization*, Gi requested that Agenda Items Number 3 and Number 4 be addressed in reverse order.

3. Discuss Potential to Eliminate Income Restriction on New Renters at Lincoln Apartments

Virginia Garcia, GJHA Asset Manager, referenced her February 22nd Board memorandum requesting consideration be given to eliminating the 80% income limit guidelines at Lincoln Apartments. She noted that recent history shows a high

denial rate to applicants wanting to rent units, but are ineligible due to their household income being over the 80% of the Area Median Income Limits. She further explained that by eliminating the income restriction, a shorter turn-around lease-up period could be experienced because of a larger pool of applicants to draw from, plus increased revenues would be generated to the Agency if the rents were increased to Rent Reasonable per Voucher Rent Reasonableness Point Ranges and Certification.

With limited discussion, a motion to eliminate income restrictions on new renters at Lincoln Apartments was made by Erin, seconded by Steve, and unanimously approved.

4. Discuss Potential Transfer of the Grand Junction Community Homeless Shelter Property to the HomewardBound of the Grand Valley Organization

Extensive discussion was held pertaining to the potential transfer of the Grand Junction Community Homeless Shelter Property to HomewardBound of the Grand Valley. Topics addressed included:

- What is the GJHA's investment (time and money) in the property and how might those costs be recouped?
- Is keeping the property significant to the Housing Authority's future plans?
- Would a lender consider a deed-restricted building a limited-value asset?
- Is HomewardBound interested in purchasing the building and, if so, what terms would be best suited for both entities?
- Would the revenue to the Housing Authority be unrestricted?
- If transferred, when would be the best time?

Upon Board direction, Staff will pursue the following tasks:

- Becki Tonozzi, Finance Director, will develop an estimate of the property's value, based on our actual cash investments.
- Executive Director Jody Kole will approach Kelly Arnold, Grand Junction City Manager, and/or Grand Junction City Council regarding the Agency's interest to transfer the property.
 - Request written response from Grand Junction City Council.
- Jody will forward the results to the Board. Board will decide upon a purchase figure.
- A committee, including Erin, Gabe and Jody, will schedule a meeting with the Executive Director and Board Chair from HomewardBound to present and discuss this proposal.

5. Request to Use Ratekin Tower Laundry Funds to Purchase Computers for the Ratekin Tower Computer Lab

Referencing her February 23rd memorandum, Lori explained that the computers in the Lab at Ratekin Tower are old and outdated, making it impossible to monitor software and upload necessary virus protection. Simply put, the computers need to be replaced.

Ratekin Tower residents recommended that we downsize the computer lab, using three systems for internet access and three systems for games.

Because it is cost prohibitive to fix the old computers, staff is requesting Board authorization to purchase two new computers (a third system will be donated) plus the software totaling approximately \$1700 with Ratekin laundry funds. Old systems will be utilized for the games.

After further discussion, Gabe amended his original motion (of supporting Lori's recommendations) to purchasing three new computers with three 17" - 19" LCD flat panel monitors, three 17"-19" flat screens or regular monitors for the game systems, and a printer (if staff deems appropriate) with a dollar cap of \$6,000. With a second by Gi, the motion was approved unanimously.

When staff mentioned future Ratekin Tower "wish list" upgrades (entryway ceramic tile flooring and replace old furniture), Board Members suggested a Ratekin Tower facility tour/or holding a Board Meeting on-site. Staff will check into possibilities.

6. Discuss Reappointment of Individuals to Board of Grand Valley Housing Initiatives

Directors of the Grand Valley Housing Initiatives (GVHI) Board are appointed for a one-year term by the GJHA Board. Since all seven GVHI Board Members complete their terms in March, new appointments/reappointments need to be made. Gi Moon, Kathleen Belgard, and Randy Kirschbaum have asked not to be reappointed to the GVHI Board due to other commitments.

Conversations leaned toward having only one GJHA Board representative serve on the GVHI Board, thereby creating a Board seat vacancy that could be filled from the community.

The informal interview process was outlined for those unfamiliar with the procedure. A suggestion was made that the GVHI Board review/change its Bylaws to reflect two-year staggered term completion dates for Directors.

Minutes (contd.)

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Gabe volunteered to replace Gi as the Housing Authority representative. Erin made a motion to reflect that replacement and then added an amendment to include the reappointment of Darin Carei, Gene Kinsey, Veronica Myers-Moore, and Marilee Langfitt-Wood as well as directed the GVHI Board to amend its Bylaws to reference staggered term completion dates for Directors. The motion was seconded by Gi and unanimously approved.

**7. Roll Call Vote to Move into Executive Session to Discuss Personnel Issues
C.R.S. 24-6-402(4)(f)(I)**

With no other business, the regular Board Meeting adjourned at 12:30 p.m., and with a roll call vote, moved into Executive Session.

8. Adjourn

The group adjourned the meeting upon the completion of the Executive Session.