

MINUTES

Grand Junction Housing Authority
Board of Commissioners' Meeting

Monday, June 26, 2006
Housing Authority Offices
1011 North Tenth Street
11:30 a.m.

1. **Call to Order**

At 11:35 a.m., the regular June Grand Junction Housing Authority (GJHA) Board of Commissioners' Meeting was called to order by Board Chair Gi Moon. In attendance were Board Members Kathleen Belgard, Gabe DeGabriele, Erin Ginter, and Steve Heinemann; and GJHA Staff Members Jody Kole, Kristine Franz, Virginia Garcia, and Lori Rosendahl.

2. **Adoption of Minutes of May 22, 2006**

With a motion from Gabe, a second from Kathleen, and a unanimous vote, the May 22nd GJHA Meeting Minutes were approved as submitted.

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

Annual updates to the GJHA Agency Plan are required based on rule changes and experiences. Proposed changes are presented to the Board for consideration and approval upon completion of the internal review process. Changes for Fiscal Year 2007 were discussed at last month's Board Meeting; however, Voucher Program Supervisor Lori Rosendahl noted that one proposed rule change will have to remain as originally written by the U.S. Department of Housing and Urban Development (HUD) because HUD won't allow any changes to it. (The proposed rule would allow GJHA to lower the voucher size after the next full month if the family permanently loses custody of their children.)

During the mandated 45-day public review period, the community had the opportunity to review the GJHA Agency Plan either at the Mesa County Public Library or the GJHA office at 1011 North Tenth Street. No written comments were received.

As a requirement of HUD, a Public Meeting must also be held for community comments regarding the GJHA Agency Plan. This June Board Meeting was the opportunity for public comments; however, no additional community members were present.

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A motion made by Erin and seconded by Gabe to adopt Resolution No. 2006-06 *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard 5-Year/Annual, and Streamlined 5-Year/Annual PHA Plans* passed unanimously.

4. Discussion of Capital Terrace Townhomes' Capital Fund Program

In the absence of Finance Director Becki Tonozzi, Executive Director Jody Kole explained proposed revisions to the current fiscal year Capital Funds Program (CFP) expenditures. HUD allows Public Housing CFP dollars to be used for Operations and/or Capital items, and typically HUD will approve any changes to uses of the CFP funds as long as the items have been in the Agency Plan and/or prior years' Five-Year CFP.

Because of an earlier than planned maintenance vehicle purchase and an unexpected need to purchase a copier, proposed decreases/increases and justification to the Capital items funds were discussed.

The Board authorized Gi to sign the appropriate HUD documents approving the changes to the Capital Terrace Townhomes' Capital Fund Program with a motion by Teresa, a second by Steve, and a unanimous vote.

Limited discussions were held regarding upgrading the outdated postage machine and obtaining different cellular telephones/plans.

Gi requested an update on the divesting of Capital Terrace and also asked if Board direction was needed on whether to hire a consultant for the demo/dispo process. Jody responded that everything that could and needed to be ordered has been (appraisals, asbestos reports), and conversations have been held with HUD personnel and other housing agencies seeking advice regarding the need for a consultant. Once options regarding what to do with the property (sell, leverage into additional vouchers, leverage into mixed tax credits) have been thoroughly explored, recommendations will be presented to the Board for consideration.

5. Other Business

Development Director Recruitment

Ten applications for the GJHA Development Director position have been received prior to the application deadline of June 30th. The Agency's consultant, Eric Middleton of Alliance Resources Consulting LLC, has been visiting with individuals whom are very interested in the position and the Grand Junction area, but are not interested in relocating

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for the amount of compensation offered. Immediately following the June 30th closing date, Jody will meet with Eric to narrow the field of finalists for interviews.

Gabe recommended using an “assessment center” process similar to that employed by the City for department head positions.

GJHA will Host the Grand Junction Chamber Business After Hours

Informative updates pertaining to the Grand Junction Area Chamber Business After Hours event hosted by the GJHA were given. This special occasion will be held tomorrow, June 27th, at Linden Pointe from 5:30 p.m. – 7:00 p.m. If possible, all Board Members and Staff are requested to attend.

Budget Workshop Session

In light of needing Board approval by August 28th of the Agency’s Budget for Fiscal Year End September 30, 2007, a budget workshop session has been scheduled for August 14th at the GJHA offices from 8:30 a.m. – 10:30 a.m.

6. Roll Call Vote to Move into Executive Session to Discuss Real Estate Issues

The regular Board Meeting ended at 12:05 p.m. and moved into Executive Session with a motion by Kathleen, a second by Teresa, and a unanimous roll call vote. The Board returned from the Executive Session and voted to adjourn.

