

MINUTES

Grand Junction Housing Authority
Board of Commissioners' Meeting

Monday, August 28, 2006
Housing Authority Offices
1011 North Tenth Street
11:30 a.m.

1. Call to Order

The regular August Grand Junction Housing Authority (GJHA) Board Meeting was held on August 28, 2006 and called to order by Board Chair Gi Moon at 11:38 a.m. with the following individuals in attendance: Board Members Erin Ginter, Steve Heinemann, and Tisha Petelo; Staff Members Jody Kole, Kristine Franz, Virginia Garcia, Lori Rosendahl, Cheryl Sweers, and Jon Wickre. Board Member Kathleen Belgard joined the group a short time later and Gabe DeGabriele participated in a portion of the meeting via a speaker telephone.

2. Consent Calendar

At the request of Gi Moon, Consent Calendar Items B, *Resolution No. 2006-07 Writing Off Bad Debts*, and C, *Resolution No. 2006-08 Approving Capital Terrace Townhomes/Low Rent Public Housing Operating Subsidy Calculation for Fiscal Year End September 30, 2007*, were removed for further discussion. The July Board Meeting Minutes were adopted with a motion from Steve, a second from Erin, and a unanimous vote.

Gi asked if the write-off of bad debts is budgeted for, to which the answer was yes. Virginia Garcia, GJHA Asset Manager, asked the group to disregard the Resolution previously issued and to approve the revised Resolution distributed now, which included the write-off of bad debts for four properties; Linden Pointe, Walnut Park Apartments, Ratekin Tower Apartments, and Capital Terrace Townhomes (the first Resolution only identified Linden Pointe). Compared to budget projections, the Linden Pointe write-off numbers are considerably higher. However, the rental revenue is above projections and will off-set. As a follow-up to Erin's question regarding what percentage is the write-off amount of the total income, calculations will be made and forwarded to the Board. With a motion from Erin and a second from Steve, *Resolution No. 2006-07 Authorizing the Write-Off of Bad Debts* was approved.

Kathleen Belgard joined the meeting at 11:45 a.m.

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Resolution No. 2006-08 Approving Capital Terrace Townhomes/Low Rent Public Housing Operating Subsidy Calculation for Fiscal Year End September 30, 2007 was handed out for review by Cheryl Sweers, GJHA Accounting Supervisor. Cheryl stated that the Calculation of the Operating Subsidy requested from the U.S. Department of Housing and Urban Development (HUD) is \$92,520 compared to the current year of \$74K. GJHA Executive Director Jody Kole assisted Cheryl with further explanations on HUD's funding calculations for better clarification.

Resolution No. 2006-08 Approving Capital Terrace Townhomes/Low Rent Public Housing Operating Subsidy Calculation for Fiscal Year End September 30, 2007 was unanimously approved with a motion from Erin, and second from Steve, and a unanimous vote.

3. Discuss the Adoption of 2006-2007 Modified Payment Standards for the Voucher Program

Referencing her August 21, 2006, memorandum to the Board, GJHA Voucher Program Supervisor Lori Rosendahl explained with justification that the 2006-2007 Payment Standards should be increased more than 100% to the Fair Market Rents (FMR) effective October 1, 2006. HUD allows Public Housing Authorities to set their payment standards between 90% and 110% of the published FMR. Current analysis shows a significant number of GJHA clients are paying over 40% of their income for rent. The increased Payment Standards for the 2006-2007 Fiscal Year were approved as presented with a motion from Kathleen, a second from Steve, and a unanimous vote.

4. Recommendation that GJHA Join the "Calling Mesa County Home" Program as a Participating Employer

GJHA Outreach Coordinator Jon Wickre presented to Board Members a proposal to add the "Calling Mesa County Home" Program as a benefit available to Agency employees. Referencing his August 23, 2006, memorandum, he outlined suggested Program perimeters, highlighting the increased employer down-payment matching forgivable loan amount of \$1,000 instead of the \$500 chosen by St. Mary's and Hilltop. Board discussion ensued with various questions answered. The Board requested an additional condition stating that the "*employee has an affirmative duty to seek out foreclosure counseling should they become 30 days delinquent with the mortgage payment*". The proposed implementation date of the Program is slated for October 1, 2006. Erin's motion of adding the "Calling Mesa County Home" Program with the referenced additional counseling requirement as a benefit for the Housing Authority employees' participation was seconded by Steve, and approved unanimously.

5. Other Business

Update on Development Director Recruitment and Selection

With Gabe DeGabriele out-of-town and unavailable to attend the meeting, he requested that he participate in this portion of the meeting via a speaker telephone. A short meeting delay was experienced while contacting Gabe.

Jody updated the group on the Development Director recruitment status informing them that the Assessment Center for the Development Director candidates was held last Monday, August 21st. It was anticipated that four candidates would participate in the process but that number shrunk to two, Mr. Donald Hartman from Phoenix, Arizona, and Mr. Richard Rodarte from Austin, Texas. Three Board Members, Gi, Kathleen, and Steve, and Jody met with the applicants on Sunday for dinner prior to Monday's Assessment Center. It was noted that the candidates were very closely qualified. Board Members and Jody shared their thoughts and were unanimous in their choice of Donald Hartman.

Jody told the group that the consultant has contacted Donald, who is excited about the opportunity and anxious to be here. Information for negotiation on compensation can be shared in the Executive Session and a relocation package will be necessary. The intent is to have Donald on board by October 1st, if not sooner.

Discussion Regarding GJHA's Financial Support of Grand Valley Housing Initiatives

As the GJHA Representative on the Grand Valley Housing Initiatives (GVHI) Board, Erin shared some concerns from the last GVHI meeting. As GVHI Board questions surfaced regarding GJHA's financial support of the new GVHI employee, it appeared that interpretation discrepancies exist between Boards and/or individuals. Jody indicated that, as a follow-up, she spoke with Darin Carei after she and Erin talked, and that he expressed an even different perspective. Two scenarios were illustrated on the white board by Jody as well as Board Members related their interpretations of past conversations. Topics such as providing some sort of financial cushion, creating an incentive for GVHI to raise funds to cover its employee's salary, establishing a funding cap of \$40K, committing funding on a yearly basis and revisiting, realizing in-kind donations, and creating a Memorandum of Understanding (MOU) were discussed. Jody indicated that earlier consideration has been given to creating a MOU, but until funding responses have been received, she has been hesitant to propose an agreement with GVHI not knowing where the funding will come from.

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It was suggested that a special luncheon meeting be held for both Boards to “iron out their differences” so Merle will be asked to contact his Board for availability on September 6th or September 13th. Board Members will be contacted with a scheduled date.

Note: A joint Board Meeting was held on September 11, 2006.

**6. Roll Call Vote to Move into Executive Session to Discuss Real Estate –
C.R.S. 24-6-402(4)(a)**

The regular August Board Meeting ended at 12:30 p.m. and moved into Executive Session with a unanimous roll call vote.

Upon returning from the Executive Session, a unanimous vote adjourned the meeting.