

MINUTES

Joint Meeting of the
Grand Junction Housing Authority Board and the
Grand Valley Housing Initiatives Board of Directors

Monday September 11, 2006
Housing Authority Offices
1011 N. Tenth Street
Noon

1. **Call to Order**

The group enjoyed a buffet luncheon and conversation prior to the 12:12 p.m. call to order by Grand Junction Housing Authority (GJHA) Board Chair, Gi Moon.

2. **Discussion of Purpose of the Joint Meeting**

Gi explained that the main purpose of the meeting between Board Members of the GJHA and the Grand Valley Housing Initiatives (GVHI) was to clarify details and develop a Memorandum of Understanding between the two entities for the support services of the GVHI' effort. The meeting was co-chaired by Gi Moon, GJHA Board Chair, and Darin Carei, GVHI Board President.

Introductions were given by the 15 attendees which included GJHA Board of Commissioners Teresa Coons, Gabe DeGabriele, Erin Ginter, Gi Moon, Steve Heinemann, and Tisha Petelo; GVHI Board of Directors Darin Carei, Erin Ginter (GJHA Representative), Trevor Johnson, Gene Kinsey, Veronica Myers-Moore, and Cal St. John; GJHA Executive Director Jody Kole, Executive Assistant Kristine Franz, and Outreach Coordinator Jon Wickre; and GVHI Director of Counseling Merle Allen.

Darin asked to hear from the GJHA Board Members individually with regards to their understanding of the level of support for Initiatives, how it would be issued, and the accountability. For clarity to the entire group and prior to these individual perspectives, Gi gave a brief history of the GVHI which included:

- Why/when this Organization was created
- GJHA's involvement with GVHI over the years
- The recent effort to separate the two Organizations and create a successful "stand alone" GVHI entity
- The GJHA's desire to assist with financial support up to the next three years, noting that because of GJHA's governmental finance constraints, only a yearly commitment can be given at a time.

She continued by reviewing the handout, *Proposed Allocation of Activities, Revenue, and Expenses*, compiled by Jody, Jon, and Merle. This Document was created as a launching point for dialogue between GJHA and GVHI and addressed items including Program activities, time commitments, financial responsibility, projected annual revenue from various sources, anticipated annual operating expenses, and an outline of the revenue calculations.

Steve spoke first representing the GJHA and shared his understanding of the GJHA's financial support commitment to GVHI by reinforcing Gi's comment that the Authority can only project one year in advance with the intentions of being as supportive as possible on an ongoing basis.

Second, Gi stated that the GJHA very much encouraged GVHI to hire a staff member that could run the Program, thinking that eventually that person would be effective in raising funds to cover salary and organizational expenses, but also that the GJHA Board was supportive of necessary gap financing to cover salary expenses due to fund raising shortfalls. She recalled that a funding cap of \$40K was discussed but there was limited conversation on payment execution.

Erin's recollection of Board discussion was that GJHA would help GVHI for up to three years but could only commit to one at a time because we don't know about the funding, and that the funding topped out at \$40K. She also explained that initially there was no conversation regarding this disbursement schedule, as the Board doesn't get into specifics. These types of issues are handled by the GJHA staff.

With that said, both Boards agreed that it was time to move forward. Darin asked that the previously distributed spreadsheet be discussed. Jody explained the proposed allocation of the Counseling Director's time and the resources available to pay for each activity. Based upon these figures, the proposal presented to both Boards at this time for consideration was for 50% of the Counseling Director's time to be devoted to services to GJHA.

When the GVHI Board Members were asked by Teresa to summarize their concerns, Darin took the lead by explaining that in the Board's short tenure together, they have tried to clarify the organization's purpose. When searching for identify, an opportunity to fill a need for information and education surfaced. Thus, a Board decision was made to establish a new mission and goals of creating opportunities for homeownership through educating potential homebuyers. This would also involve non-profit housing counseling and credit/foreclosure counseling. To launch this effort and achieve this identity, however, financial contributions are needed. Limited funding has been received from the community and hopefully, as public awareness and confidence grows in the organization, the financial support will increase.

Because of GJHA's long-term involvement with GVHI, the bulk of the financial support is being sought from the Agency. However, only compensation for services rendered support from the GJHA won't be sufficient to build an identity creation, and in this realm, GVHI will only continue to function as it has in the past. The GVHI Board thought, "support would be support and any extra involvement would be on top of that".

Extensive round table conversation between members of both Boards ensued with a variety of topics discussed including:

- The revision of the goals and mission of the GVHI
- The need for "launch money" to establish entity independent identity
- The need for a business plan for goal attainment in connection with seed money
- Is there enough people out there to warrant what GVHI wants to do
- Partial funding versus full funding
- Payment for GVHI support and services rendered to GJHA for 50% of employee's time

Gene stated his bottom line – GVHI is seeking full financial support of \$40K for the employee's salary from the GJHA and also wants to retain any other funds earned from outside sources such as Colorado Housing and Finance Authority (CHFA).

Teresa stated that, as a GJHA Board Member, she could support an \$40K investment in getting this organization launched to do things that would benefit GJHA and other housing organizations in the Valley, but only for a one-year commitment with a re-evaluation next year. Both Boards were in agreement.

Gi amended this recommendation to propose splitting up this investment into two \$20K increments. Further discussion led to a GJHA Board commitment of a monthly payment schedule.

Teresa left at 1:20 p.m.

In answer to Gabe's question, the investment commitment of \$40K will begin October 1, 2006, and continue through September 30, 2007.

Because of time constraints, not all Agenda topics were covered. Merle will prepare a written update report for GJHA's October meeting.

Erin left at 1:23 p.m.

3. Adjourn

The joint meeting between the GJHA and GVHI Board Members was adjourned at 1:25 p.m.

