

MINUTES

Grand Junction Housing Authority
Board of Commissioners' Meeting
February Special Meeting

Wednesday, February 14, 2018
8 Foresight Circle
8:04 a.m.

1. Call to Order

Grand Junction Housing Authority (GJHA) Board Chair Tim Hudner called the Special Board Meeting to order at 8:04 a.m. on February 14, 2018. Board Members present represented a quorum and included Ivan Geer, Chris Launer, Tami Beard, and Phyllis Norris. Board Member John Howe did not attend. Others in attendance included GJHA Chief Executive Officer Jody Kole; Chief Operating Officer Scott Aker; Controller Amy Case; Special Projects Danette Buck; and Executive Assistant Jane Hart. Guests included GJHA attorneys Jill Norris and Rich Krohn.

2. Welcome Jane Hart, new GJHA Executive Assistant

3. Cancel Special Board Meeting scheduled for February 20, 2018

Jody Kole proposed the GJHA Board Meeting scheduled for February 20, 2018 be cancelled as conversations that would take place on the 29th will be taking place today and stated all the deal points of Highlands 2 will be brought to the Regular Board Meeting scheduled for February 26, 2018 which will precede the loan closing transaction scheduled for February 27, 2018.

Web Access to Documents

Jody Kole stated that all the “deal” documents, along with a summary document for the Highlands 2 Financing, will be available for Board review via the GJHA website. Danette Buck explained that 1) a link will be sent to all board members along with a new user name and password (the user name and password will be the same for all Board Members) by noon today to access a portal to the documents. 2) While the documents will not all be available at this time, it is expected that all documents will be posted by Thursday of next week, February 22, 2018. Each document will be listed by Title. Some documents may have a note that they are subject to change while there may be a placeholder for others. In response to a question from Phyllis Norris, access to the documents will not be restricted to one Board Member at a time; they can be opened simultaneously by any number of portal users. Board Members will also be able to print these documents from the portal if they so desire. Jody Kole added that because the documents will be very lengthy, only a summary and the top five to six documents will be printed by GJHA and delivered to Board Members in hard copy. The summary page will indicate which documents the Board should pay special attention to, for example, Jody Kole recommended the Board Members review the 125-page LLLP Agreement.

5. **Roll Call to Move into Executive Session for a conference with an attorney for the local public body for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. section 24-6-402(4)(e); and for a conference with the Housing Authority's attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b); related to the financing for The Highlands 2 Tax Credit transaction.**

At 8:11 a.m. and with a unanimous roll call vote, the group moved into Executive Session. Special Projects Coordinator Danette Buck; and Executive Assistant Jane Hart left the meeting.

3. Roll Call to Move out of Executive Session and Return to Open Meeting

The group returned to the Open Meeting at 9:03 a.m.

4. Discuss and Reconsider Oct 2, 2017 selection of CHFA to complete 1st Mortgage loan for Highlands 2 Development

- Rich Krohn consulted with Grand Junction City Attorney, John Schaver, and they determined GJHA would be within the original RFP if the Board chooses to “pivot” to pursue 1st Mortgage financing with Bank of Colorado rather than CHFA.
- BOC offered a change in terms from 5/5 variable 20 year to a fixed to 5.75% with a 35-year amortization and a 30-year balloon.
- The Finance Committee recommendation was to instruct GJHA staff to cease negotiation with CHFA and pursue financing with Bank of Colorado.
- A motion was made by Ivan Geer to rescind prior action of October 2, 2017 selecting CHFA and move forward with 1st Mortgage financing with Bank of Colorado and 2nd Mortgage financing with CHFA Healthy Homes Loan on Highlands 2 Development. Phyllis Norris second the motion which was passed with a unanimous vote.

6. Agenda preview for the February GJHA Board Meeting

- The Board can expect to deal with the full Highlands 2 transaction
- Line of Credit for Nellie Bechtel Renovations -

Jody Kole explained that the Grant from the Division of Housing (CDOH) is paid to GJHA on a reimbursement basis so GJHA will need to borrow funds to pay sub-contractors, submit these expenses to CDOH, and then use the CDOH funds to pay back the Bank. The Revolving Line of Credit is expected to be in the amount of \$740,000 for 18 months.

7. Other business – None.

8. Adjourn

With business complete, the meeting was adjourned at 9:07 a.m. by Board Chair, Tim Hudner