

MINUTES

Grand Junction Housing Authority
Board of Commissioners' Meeting
Rescheduled May Board Meeting

Tuesday, May 29, 2012
Housing Authority Offices
1011 North Tenth Street
11:30 a.m.

1. Call to Order

The rescheduled May Board Meeting of the Grand Junction Housing Authority (GJHA) was called to order by Board Chair Chuck McDaniel on Tuesday, May 29, 2012 at 11:40 a.m. with the following individuals in attendance: Board Members Scott Aker, Patti Hoff, Tim Hudner, and Christian Mueller; Staff Members Executive Director Jody Kole, Operations Director Lori Rosendahl, and Executive Assistant Kristine Franz. Teresa Coons arrived later in the meeting.

2. Discussion on Board Training/Travel Policy

Upon Board Members previously reviewing the current Board Training/Travel Policy, Chuck brought to the attention of the Board that the Policy is no longer applicable due to specified mandatory training attendance and certain training focused on public housing. He suggested expanding the Policy to encompass a larger vision and led group discussion that followed.

Discussion topics included:

- The significant value of staff-led in-house training to Board Members on both the general level and GJHA specific;
- The importance of an engaged participative Board and the unlimited networking opportunities;
- The educational content of conferences;
- Future Commissioner e-learning possibilities;
- Budget constraints;
- Conferences were identified whereby Commissioner representation is important;
- The value of Tax Credit Training;
- A modest number of Commissioners attend a limited number of conferences each year;
- Rotation of Commissioner conference participation;
- Hosting a local legislative luncheon emphasizing local housing issues.

Chuck volunteered to incorporate discussed items into a draft policy for future review.

3. Update on Village Park Development

CONGRATULATIONS to all in the successful award of Colorado Housing and Finance Authority's (CHFA) Preliminary Reservation of Low-Income Housing Tax Credits for the Village Park Development.

Jody and Teresa briefed the Board on the CHFA Low-Income Housing Tax Credit Allocation Committee Presentation on May 10th, noting that it seemed to be well received.

Teresa reported that from the Grand Junction City Council (Council) perspective, Council Members are hearing more and more positive support regarding the Development, and she read a very encouraging e-mail authored by an individual neighboring ally.

Timetable questions were addressed by Jody who stated that the Colorado Department of Housing (CDOH) Grant Application is due July 1st and is expected to be on the Agenda of the State Housing Board in August. With the anticipation of receiving funding from the State late in the startup process, Jody reminded the group that Board discussion has previously been held regarding GJHA being the back-stop for this \$720K Grant Application if necessary. Teresa noted that the City is completely committed to paying Village Park's Development Impact Fees.

June 15th is the target date for submitting the Site Plan Application to the City for approval. City staff makes the Site Plan approval/denial decision, and that decision is appealable to the City Planning Commission. In anticipation of some neighborhood resistance and from the City's perspective, Teresa suggested that City Attorney John Shaver be asked to review the Village Park Subdivision Covenants in preparation for Council's response to any negative public comments received.

Paralleling this timeframe, work will continue on the presentation to the Village Park Residential Association (ROA). The ROA has the responsibility to approve or disapprove only the compatibility of the Development with the existing Village Park commercial/residential area and has 30 days to respond. The target date for the ROA meeting is June 20th.

Acknowledging property drainage issues and the need to acquire an appropriate grading plan for the entire site, additional upfront planning and decisions regarding the senior housing portion of the Development need to be addressed now.

The Grand Valley Water Users have distribution water lines buried beneath Patterson Road that would be affected when the Patterson deceleration lane is constructed so this matter is also being addressed by the Development Team. Updates will be provided.

4. Other Business

Colorado NAHRO Update

Lori attended the Colorado National Association of Housing and Redevelopment Officials (NAHRO) Conference in Fort Collins in mid May, and she reported that the Conference was well worth staff time.

Next Step Program

CONGRATULATIONS on the award of \$530K in funding for the next two years for the GJHA Next Step Program. It was also mentioned that GJHA continues to be the model for other Housing Authorities in Colorado, which are now creating Next Step Programs similar to GJHA's.

Ratekin Tower Elevators

One of the elevators at Ratekin Tower has failed and must now be replaced. This problem was discovered by GJHA Maintenance Staff and addressed quickly.

The recommendation is to replace equipment for both elevators, as the second elevator is the same age and is exhibiting similar problems. The bid includes necessary material and labor to remove and replace the existing hydraulic cylinder on both elevators and totals \$68,400. With reserves to cover this expense, staff requested Board approval to authorize the Executive Director to expend up to \$75K, which would also cover investigation of any related issues. With a motion by Teresa, a second by Patti, and a unanimous vote, the motion passed.

Downtown Housing Effort (DHE)

A brief history of the Downtown Catalyst Project was given jointly by Chuck and Jody reiterating that as part of the City's Master Downtown Plan, a few projects have been potentially targeted as a reinvestment in the downtown area and to further private sector development. One such possible project is the consolidation of the three square blocks on Grand Avenue and 5th Street. This area is home to a church, the Mesa County Public Library, Gray Gourmet, the Senior Center, and vacant land. Known as the Downtown

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Catalyst Project, a redevelopment plan has been developed to combine mixed use of the library, senior services, senior housing, Gray Gourmet, senior center, commercial retail, and office spaces.

Jody has corresponded with the Library Director regarding the Library Board's desire to sell to help fund the Library redevelopment project. The property includes a building and vacant land consisting of eight lots.

With several partners of the Downtown Catalyst Project moving ahead with their own visions and plans, the Board was asked to re-evaluate GJHA's plans. Lengthy discussion ensued covering the following topics:

- Consider dissolving the DHE partnership and splitting assets;
- Does GJHA want to focus efforts on senior housing – is that a true need and best use of GJHA funds or is multi-family a higher need and, therefore, a higher priority?
- In the overall scheme, does GJHA want additional property in the downtown area besides the Ratekin Tower property?
- Could this Library property house a newly built office building as well as senior housing?
- Jody noted that this development should be an easy plan to sell to funders as it is part of the Master Plan, adjacent to key senior facilities, and in a campus setting;
- Tax Credit Funding could be obtained for a senior development simultaneously as it isn't in competition with the Village Park Development, which focuses on families;
- The Program, *Money Follows the Person*, is a State Program created for individuals who are in nursing homes but don't require that caliber of care so the State is looking for ways to move those individuals out of those facilities and into the community to a supportive housing atmosphere where case management would be available. These individuals can't afford a market-rate unit. The State would use matching Vouchers for Agencies;
- The group agreed that obtaining an appraisal on the Library property would be appropriate first and then revisit the topic.

Teresa left the meeting at 1:10 p.m.

5. Adjourn

With business of the rescheduled May Board Meeting completed, the Meeting was adjourned at 1:12 p.m. with a motion by Tim, a second by Chris, and a unanimous vote.