

Gunnison Valley Regional Housing Authority
Regular Board Meeting Minutes
Gunnison Valley Regional Housing Authority
September 4, 2013
3:00 pm – GVRHA Office
202 E. Georgia

MEMBERS PRESENT:

David Owen (President); Town of Crested Butte
Paula Swenson (Treasurer); Gunnison County
Kelly McKinnis; Gunnison County
Tom Steuer; Town of Mt. Crested Butte
Anne Steinbeck; City of Gunnison
Ellen Harriman; City of Gunnison

STAFF PRESENT:

Karl Fulmer, GVRHA Executive Director

CALL TO ORDER: President Owen called the meeting to order at 3:02 pm

MINUTES APPROVAL: Paula Swenson moved to approve the August 7, 2013 minutes. Kelly McKinnis seconded the motion and the motion passed unanimously.

ADMINISTRATIVE ITEMS:

David Owen let the board know Margo Levy will be appointed by the Crested Butte Council at their next meeting to the Housing board. ED Karl Fulmer asked if anyone had ideas for the at-large vacancy on the board. Kelly McKinnis talked to Dan Cress about the possibility of sitting on the board. He stated he would like to but he is busy and overwhelmed at this time. David asked for other possibilities to sit on the board. Kelly McKinnis suggested Dusty Szymanski. He is very busy now but does have a passion for affordable housing. Kelly will ask him then e-mail Karl. David suggested that the board continue to think about potential members and the item will be kept on the agenda.

Karl Fulmer informed the board of the new part time hire by the Housing Authority. Her name is Kirsten Copenhaver. She will work 18 hours a week, Monday – Thursday.

PROPERTY MANAGEMENT

Mountain View

The furniture committee has just begun to meet again now that the head of the committee has recuperated from surgery. He name is Zeno Wall and he is an important part of the committee, he is a retired interior designer. The committee should have a recommendation by the end of the week,

September 13th. We will then get 3 bids, with 2 of them coming from local stores. Anne Steinbeck asked about the work on the sidewalk in the front of Mountain View. Karl informed the board that he has reviewed the bids with John Cattles, Director of Facilities. There have been 3 bids. One is under \$5000 and the other 2 are close to \$11,000. The bid under \$5000 will be contacted to see if they missed something and had a complete scope of work. One of the bids comes from someone who is also a carpenter and they will include a shed roof in the front of the building for the smokers at Mountain View. Kelly McKinnis asked if Mountain View is full and if there is a waiting list. Karl responded that we are full and there are 12 people on the waiting list.

Stallion Park

County Attorney, David Baumgarten has received a copy of the settlement agreement and is reviewing it. The Stallion Park HOA is waiting on an opinion from Mr. Baumgarten on what power it may have to get some settlement money for improvements. Right now the settlement is being controlled by Buckhorn and they do not want to put money into Stallion Park. The challenge is if the HOA has any legal recourse to get some of the settlement. Stallion Park has improvements that need to be done. The driveways should have been paved with development and they are still gravel. At this time there is no definitive plan of action to get some of the settlement.

2013 HOUSING GUIDELINES

There was a Gunnison Planning and Zoning meeting on 8/28 to discuss the guidelines. Ellen Harriman and Karl Fulmer both attended. Ellen felt it was a very positive meeting. Karl stated the main concern was that the tables didn't all make sense to everyone or they were difficult to read. Other concerns are they would like to see examples of the case studies not just hypothetical. Overall they were impressed with the guidelines. And interested in incorporating them into planning and use as a tool for affordable housing in Gunnison.

Some other dates and times for future meetings crested Butte will be mid-October, Mount Crested Butte will be early October and Gunnison County is to be determines. Paula suggested Karl talked to Russ and get on a work session agenda.

Crested Butte Apartments

Karl Fulmer shared the official presentation, showing a few changes. There is a new map of the rezone. The change is the rezoning from B2 to T-Zoning. There were a few concerns of the "affordable" housing being located in the middle of town. Karl Fulmer stated the site plan has been changed some with the building being pulled off of 6th street and there being plenty of room to the left for a commercial build. Coburn did a site plan test fit and found plenty of room, 7000sf, for development with parking. Ellen Harriman thought this would curb some of the feelings toward affordable housing.

Another change to the presentation is the funding. Crested Butte has been changed from \$50,000 to \$65,000. The reason being two-fold, first the number of meetings that was originally anticipated has increased. The amount of time spent getting the plans through BOZAR and planning by the design group has increased. Bob Gilley and Bill Coburn have estimated the need for 17 – 27 meetings from mid September '13 to March' 14. The second reason for the increase is that Karl Fulmer had a meeting with CHFA representatives and the qualified allocation plan that determines the distribution of tax credits is changing next year. They now want the site plan approved before application. The site must be properly zoned at time of application. After the meeting, Bill Coburn stated it would take \$30,000 - \$45,000 for all the meeting to make this happen. Karl took the lower of the estimate, making the increase \$15,000. Anne Steinbeck asked if there was an attorney looking at this project as a whole. Karl stated that a couple of lawyers outside of Gunnison are being interviewed. They each have tax credit experience. There is not anyone in Gunnison County with the experience.

Karl Fulmer and Paula Swenson had a management meeting with Housing Resources. Paula believes it is going to be a positive partnership. It will help assist the Housing Authority build capacity so they can take on these projects in the future. Housing Resources also mentioned that they need a partner on another project which is not in Gunnison County. Kelly McKinnis asked "What is required from the Housing Authority" "Does staff have to work on the project?" Karl stated that we would not have to put any work into it. Basically our name is on the project and we are a % partner. No liability and a small amount of money monthly. Paula stated it is a good gesture and would build the Housing Authority's portfolio. Karl Fulmer let the Housing Resources know he would take it to the board.

Karl Fulmer received an e-mail from Joe Fitzpatrick. Mt. Crested Butte town manager, regarding the town's allocation. Their \$12,500 is approved and ready for distribution upon allocation of other entities allocations from the application, including \$50,000 from the town of Crested Butte and \$12,500 from the resort. These numbers have changed and Karl will provide a new packet for Crested Butte at the Crested Butte town council meeting on 9/16/13. At this time CBMR has not committed to any support. Joe Fitzpatrick, Bill Coburn and Karl Fulmer will meet with Ethan Mueller from CBMR to push for their committed support.

Ellen Harriman spoke with Ken Coleman, City of Gunnison Manage, about possible support for the project. He could not commit but did point out that Crested Butte supported the Rock Creek project which was a benefit to Gunnison so it would make sense to support the Crested Butte project. Karl will be in contact with Ken Coleman regarding this support.

Added item: Quick Claim Deed:


Art Trezise, County Attorney, has created a quick claim deed for the Stallion Park properties that the county owns. At this time the county owns too many units and it is creating a problem for market buyers to get financing. Lenders do not like too many units owned by one entity, this make it look like renters only live there. The county needs to get rid or 2/3 of their units. Karl has a meeting with Art Trezise and Matthew Birney to discuss this issue. There will be a second document drafted that limits the Housing

Authority liability, Karl is asking the board to vote to give the ED authority to negotiate with the county on this quick claim deed. Paula Swenson motioned the vote and David Owen seconded. It unanimously passed.

ADJOURN:


Paula Swenson moved to adjourn the meeting, David Owen seconded. The meeting was adjourned at 4:04 PM.

Minutes prepared by:



Shannon Frias, Housing Programs Manager

Approved November 6, 2013



David K. Owen, Board President