

Gunnison Valley Regional Housing Authority

Regular Board Meeting Minutes

August 9, 2017

Meeting Room Junior, Crested Butte Town Hall

3:00 pm

Members Present

John Messner; Gunnison County – By Phone
Ellen Harriman; City of Gunnison
Jim Schmidt; (Secretary) Town of Crested Butte
Carlos Velado; (Vice President) Town of Mount Crested Butte
Matt Feier; (Treasurer) County-at-Large
Michael Yerman; Town of Crested Butte
Jim Gelwicks; City of Gunnison
Todd Barnes, Town of Mt Crested Butte (Arrived at 3:13 pm)

Members Absent

Kelly McKinnis, (President) Gunnison County

Staff Present

Jennifer Kermode, Executive Director, GVRHA
Chris Peterson, Housing Specialist & Manager GVRHA

Public Attendees

Jim Starr, Gunnison Valley Housing Foundation

Call to Order

Carlos Velado called the meeting to order at 3:05 pm

Introduction of attendees

Public Comment

There were no public comments

Consent Items

Minutes Approval:

Jim Gelwicks moved to approve the July 12, 2017 minutes. The motion was seconded by Jim Schmidt. Carlos Velado requested that the July minutes reflect that he and Matt Feier left the meeting after the vote regarding the Ballot Initiative discussion (4:00 pm). The motion passed unanimously, with corrections.

Administrative Items:

a. Ballot Initiative Update

Discussion regarding government employees and elected officials being restricted from campaigning during work hours and using government resources. Jennifer Kermode made it very clear that she would only use her lunch and evening hours to campaign, and that she would use her personal computer and email. At no time will she campaign during her office hours at GVRHA.

Discussion followed about Brush Creek and how that will affect the ballot measure. Brush Creek is a public/private development with opposition from the Skyland HOA. Jennifer Kermode and Board members will be sure to explain that there is no funding from the GVRHA involved in that development.

John Messner suggested a language change indicating that municipalities were accepting of the ballot measure, but did not want the word “supported” used. He also asked if there would be a negative outcome if the measure was not fully supported by the municipalities.

Jennifer Kermode reminded the board that if the measure is on the ballot this year and approved GVRHA would be receiving funding in 2018, if the initiative is not on the ballot until next year funding would not be received until 2019.

Michael Yerman asked about the financial commitment. Jennifer Kermode responded that it was \$3 per registered voter and at this time it is estimated to be \$39,165, but if there are others on the ballot the price would go down.

Michael Yerman felt that pages 2 & 3 of the actual ballot language had wording that was targeted at “Low Income Housing.” Jennifer Kermode said that the wording was copied from the state statute and that the attorneys wanted that exact language on the ballot.

Jennifer Kermode said that the Housing Authority would draw up the resolutions for all the entities and that the same language for all 4 entities would be used.

b. Resolution No. 2017-003

Resolution No. 2017-003 submitted to the qualified electors of the Gunnison Valley Regional Housing Authority, at the election to be held November 7, 2017, a ballot question authorizing a tax increase, was put before the Board.

Matt Feier moved to approve the ballot language as written, Ellen Harriman seconded. Motion carried unanimously.

c. Update on Permanent Financing Closing for Anthracite Place Apts., LLC

Jennifer Kermode said that the permanent financing loan closed on July 28, 2017 resulting in Bank of the West getting paid off. The new loan is with CHFA in the amount of \$11,060,000 and \$4,492,000 of tax credit equity was issued. There was also a development fee of \$335,000 paid to GVRHA and \$184,000 in developer fees are deferred until sometime in the future when it will be paid incrementally to the GVRHA with positive cash flow.

d. CARE Program

Jennifer Kermode informed the board that Emily from Lotus was working on how to do outreach and how to best utilize the grant and loan program. Names for the program were discussed and GV-HEAT was what was thought to be best for branding. The program will receive \$35,000 from Energy Smart Colorado.

Jim Gelwicks asked if the Housing Authority receives more revenues than it needs for operations if funds could be used in the same manner? Jim Schmidt answered Yes. John Messner confirmed that all money will go to retro fits on houses, more money would equal more houses that can be fixed.

e. First Amended IGA

Jennifer Kermode said that all municipalities' attorneys have agreed on the First Amended IGA. Michael Yerman said that the Crested Butte Town Council had already approved the First Amended IGA and it had been signed.

John Messner said that he had requested a change to show that Gunnison County would continue to give \$93,000 per year for the next 5 years. Michael said that he would take it back to Crested Butte Town Council with the change.

Jennifer Kermode asked the Board to adopt the amended IGA. Jim Gelwicks moved to approved the amended IGA with instructions for Jennifer Kermode, Executive Director, GVRHA to distribute the amended IGA to all Governmental agencies for execution. Jim Schmidt seconded. The Board passed unanimously.

f. CMHC Housing Summit in Mt. Princeton

Jennifer Kermode notified the board that the CMHC Housing Summit would be held on September 11-12, 2017 and the GVRHA Board of Directors was invited. Stan Quy will be speaking Tuesday morning. All GVRHA staff will be attending. Stan has also offered to train the Board of Directors on one of many topics when he is in the area in September.

Additional Discussions

a. Year to Date Financials

Board members requested that Jennifer Kermode prepare a monthly financial report, and that unless there are large issues, financials be reviewed quarterly.

John Messner left the meeting at 4:43 pm.

Adjourn

Matt Feier moved to adjourn the meeting at 4:49 pm. Ellen Harriman seconded.

Minutes prepared by: Chris Peterson

Chris Peterson, Housing Specialist & Manager

Approved on _____

James A. Schmidt, Secretary