

Gunnison Valley Regional Housing Authority

Regular Board Meeting Minutes

November 8, 2017

GVRHA Offices

2002 E. Georgia Avenue, Gunnison, CO 81230

3:00 pm

Call to Order

Kelly McKinnis called the meeting to order at 3:07 pm.

Members Present

Ellen Harriman; City of Gunnison

Matt Feier; (Treasurer) County-at-Large

Michael Yerman; Town of Crested Butte

Jim Gelwicks; City of Gunnison

Todd Barnes, Town of Mt Crested Butte

Kelly McKinnis, (President) Gunnison County

John Messner, County Commissioner

Jim Schmidt, (Secretary) Town of Crested Butte

Carlos Velado (Vice President), Town of Mt, Crested Butte (by phone)

Members Absent

None

Staff Present

Jennifer Kermode, Executive Director

Public Present

Jim Starr, Gunnison Valley Housing Foundation Board Chairperson (arrived at 3:12)

Public Comments

None present

Public Comment

There were no public comments

Consent Items

- a. Minutes:

Matt Feier moved to approve the October 11, 2017 minutes with a redaction of comments regarding the APA P&L Statement. The motion was seconded by Michael Yerman. The motion passed unanimously.

b. Year-to-date Financials through October 31, 2017

c. Staff Reports:

Jennifer reviewed the staff reports for Mountain View Apartments, Anthracite Place and Section 8 and GV-HEAT program.

Michael Yerman made a motion to approve the Consent Agenda, Matt Feier seconded. The motion passed unanimously.

Administrative Items:

a. 2018 Draft GVRHA Operating Budget and 2018 Draft Anthracite Place Budget

Jennifer went through the 2018 Draft GVRHA Budget and comments to the draft. The Board requested Jennifer to find out if there are any management agreements between the County and the GVRHA for Mtn. View Apartments and Stallion Park units.

Jim Gelwicks made a motion to adopt the budget as presented with a \$267,966 fund balance minus the Note to Anthracite Place Apartments (APA), and a \$1,298,566 fund balance with the APA Note included. John Messner seconded. The motion passed unanimously.

The 2018 Draft Anthracite Place Apartments Budget was discussed with a few questions regarding sources of revenue outside of rents. We will need to keep our compliance company contract for at least another year.

Jim Gelwicks made a motion to approve the 2018 Draft APA Budget with a correction to the amount paid into the building reserves account from \$6000 to \$9000 and subsequent cash flows. Matt Feier seconded. The motion passed unanimously.

b. GVRHA Strategic Plan updates

The Board discussed the Strategic Plan and the updates as provided by Jennifer's report. It was decided that as a fluid document, some of the goals and dates for completion will change as we move in to 2018, and it should be revisited on a regular basis.

A discussion of the purpose of the GVRHA Bylaws resulted in the Board directing Jennifer to present a draft of what an advisory group would look like and how they would function for the next Board meeting.

Jennifer asked for direction on what the Work Plan should be structured like, admitting that her only experience with something of that nature was the program plan that the Summit Combined Housing Authority staff drafted each year for board approval. She volunteered that staff would draft such a program plan early in 2018 for the Board to consider.

c. Establishment of a Brush Creek Deed Restriction Review Committee

Michael Yerman discussed the purpose behind appointing a committee composed of GVRHA members' staff – to understand what requirements the applicant's lender (HUD) will accept in a deed restriction and make sure that what is drafted is meeting our goals of the neighborhood as well. Carlos Velado, Michael Yerman, Jennifer Kermode, Cathie Pagano and Matt Feier were appointed.

d. Other

Kelly McKinnis asked that at the December meeting we discuss how other community organizations, such as the county-wide Health Coalition – could assist the GVRHA in developing solutions to housing issues in the community. Jennifer will add it to the agenda.

Carlos Velado removed himself from the meeting at 4:55 to meet another obligation.

Ellen Harriman asked that Jennifer contact Karen Redden and let her know that the GVRHA was not financially positioned to purchase her multifamily property in Gunnison, and felt that it was already considered in the supply of affordable housing in the city. We should ask her if she would be interested in negotiating a deed restriction being placed on them in return for an as-of-yet unspecified sum of money.

Jim Schmidt announced that he will not be attending the December meeting as a representative of the Town of Crested Butte since he is neither a council-member nor a mayor as of the date of that meeting, but he will likely attend anyway as a member of the public.

Adjourn:

The meeting was adjourned at 5:07 pm.

Minutes prepared by:

Jennifer Kermode, Executive Director

Approved on _____

Kelly McKinnis, Chairperson