

Gunnison Valley Regional Housing Authority

Regular Board Meeting Minutes
May 10, 2017
3:00 pm – GVRHA office – Gunnison

Members Present

Kelly McKinnis; (President) Gunnison County
John Messner; Gunnison County
Ellen Harriman; City of Gunnison
Jim Schmidt; (Secretary) Town of Crested Butte
Todd Barnes; Town of Mount Crested Butte
Carlos Velado; (Vice President) Town of Mount Crested Butte
Matt Feier; (Treasurer) County-at-Large

Staff Present

Jennifer Kermode, Executive Director, GVRHA
Shannon Frias, Housing Program Manager, GVRHA
Paula Swenson, Interim Executive Director, GVRHA

Call to Order

Kelly McKinnis called the meeting to order at 3:01 pm

Consent Items

Minutes Approval:

Jim Schmidt moved to approve the April 12, 2017 minutes as presented. The motion was seconded by Ellen Harriman. The motion passed unanimously

Anthracite Management Report:

Paula Swenson informed the board there has been one more move out since the last update. Ellen Harriman asked if this was normal. Paula Swenson responded that it isn't and the board/Executive Director will need to look at the lease and discuss the wording to avoid move outs during 12-month lease.

Additional Items & Public Comment

Paula Swenson informed the board that the ne AMI's (Area Medium Income) were added to the board packet. Paula Swenson asked for board approval of the AMI's. Ellen Harriman moved to approve and Carlos Velado seconded. The motion passed unanimously.

Administration

Office Update:

2017 Amended Budget

The 2017 amended budget was presented to the board. Paula Swenson asked for approval. Matt Feier moved to approve the 2017 amended budget. Ellen Harriman seconded. The motion passed unanimously.

Financial Review

There were no questions or comments on the financial Review. Matt Feier moved to approve and Carlos Velado seconded. The motion passed unanimously.

CARE and ESC Update

John Messner presented the board with a contract for the HA to administer and manage both programs. CARE is a low-income funding source for assessments and retro fits. ESC is a grant that is not income restricted and is for assessments and retro fits. The goal is to have at least 150 assessments per year. John Messner asked the board to commit to \$17,500. The HA would not have to cover all if other entities would commit to the project. Gunnison County has already committed \$5,000. John Messner asked for the HA to be the face for information in the first year. Ellen Harriman moved to commit \$17,500 match funding for the CARE and ESC programs to kick start energy efficiency in Gunnison County. Matt Feier seconded. The motion passed unanimously.

Update on Anthracite Close Out

It came to Paula Swenson attention that there is no 1st right of refusal in the contract for Anthracite. Paula Swenson will be talking to Richman on 5/11/2017. Holland and Hart is working with Richman on this issue as well. Willa Ford will have everything to CHFA in 6 weeks for their review. Paula Swenson informed the board that everything is on schedule for the July close out.

Transition of Executive Director

Welcome Jennifer Kermode, new Executive Director

Strategic Planning-Implementation Update

Paula Swenson discussed with the board that a decision needs to be made if the HA wants to continue with a tax initiative. The question on the table is if the HA should pursue both a lodging tax and a property tax. After discussion, the decision was to pursue a lodging tax and to engage in a contract with Sherman and Howard. Jim Schmidt moved to go forward with a lodging tax initiative and to execute a contract with Sherman and Howard, legal counsel, to work to get the initiative on the fall 2017 ballot. John Messner seconded. The motion passed unanimously.

Adjourn

Carlos Velado moved to adjourn the meeting at 4:38 pm. John Messner seconded.

Minutes prepared by: Shannon Frias

Shannon Frias, Housing Program Manager

Approved on _____

Kelly McKinnis, Board President