

Gunnison Valley Regional Housing Authority

Regular Board Meeting Minutes

August 14, 2019

601 Elk Avenue, Crested Butte, CO (Note change of address)

1. Call to Order

Carlos Velado called the meeting to order at 3:13 pm; the meeting was held at 601 Elk Avenue, Crested Butte,

Members Present

Carlos Velado (Chair) Mt. Crested Butte, Representative

Matt Feier (Treasurer) Member-at-Large

Scott Cox, Gunnison County Representative

Jim Gelwicks, City of Gunnison Elected

Jim Schmidt, Crested Butte Elected

Michael Bacani, Mt. Crested Butte Elected

Shaun Matuszewicz, City of Gunnison Representative

Chris Haver, Crested Butte Representative

Members Absent

John Messner, Gunnison County Elected

Staff Present

Jennifer Kermode, Executive Director

Public Present

Michael Yerman, Crested Butte Staff

Darin Higgins, Valley Housing Foundation

Joey Lynch

2. Public Comment

There were no public comments.

3. Consent Agenda

Michael Yerman asked that Item 5c be removed from the agenda. Jim G. moved to approve the Consent Agenda and Scott seconded. The motion passed unanimously.

4. GVRHA Funding Discussion

Discussion was held around the idea of having a particular development project "shovel-ready" for putting a referred measure on the ballot or could a "general development-administration needs" be a strong enough message to win an election. Consensus was that a specific development project presented a stronger platform for a campaign. There was agreement that we do not have the time to put a project together for a 2020 campaign, and a straw poll revealed that only Jim S. and Jim G. felt it was critical to put a referred measure on in 2020 regardless of no project.

Carlos instructed the Board to again look at Scott's Strategic questions and start providing some answers as they can help formulate decisions on what the GVRHA grows into and what a possible future ballot question would look like.

5. Administrative Items

a. GVRHA Fiscal Policy Correction

Jim G. moved to adopt the change to the Fiscal Policy such that all assets greater than \$5000 shall be capitalized and depreciated using the straight-line depreciation method. Matt seconded and the motion passed unanimously.

b. Executive Session: Pursuant to C.R.S. 24-6-402(4)(f) – a Protected Discussion for the Annual Review of the Executive Director

Carlos made the motion to move into Executive Session to discuss the Annual Review of the Executive Director. Jim S. seconded. The Board began the Executive Session at _____ pm.

Matt made the motion to move out of Executive Session at _____ pm. Scott seconded and the motion passed unanimously. No formal action was taken by the Board in the Executive Session.

Carlos expressed apologies to Jennifer that not all the Board completed the annual review form so there is no review to present. It was stated that the Executive Session will be held at the September meeting.

c. Possible use of GV-HEAT program coordination with the Town of Crested Butte's Deed Restriction Purchase Program and DOLA's Renewable and Clean Energy Challenge Grant Program

(removed at Consent Agenda)

6. Other Business

Jim S. asked about the status of the Stallion Park existing condominiums and the eight new townhomes the County just built. He had heard that the existing units are slated for sale by the County. Jennifer explained that is correct, the four existing units are to be sold and the townhomes will be rented out for rents sets at 80% AMI.

Scott asked why the existing condo at Stallion Park that the GVRHA owns isn't showing up on the balance sheet. Jennifer explained the previous auditors did not feel it necessary since we did not expend money to obtain it. The County deeded the unit to the GVRHA in November of 2014. Jennifer noted that she and Chris Peterson will be meeting with Matthew Birnie from the County on the 20th and will discuss ownership, a possible future sale and use of proceeds.

Carlos provided a review of the Grievance and Appeals Hearing for David Wilcove. After a long meeting and later deliberation, the Grievance and Appeals Committee decided that the lease would be renewed for a year with a communication plan in place. The communication plan will be reviewed by the GVRHA's attorney before it and the new lease go in to affect.

Carlos then shared that the Grievance and Appeals process the GVRHA has in place currently should be reviewed and re-designed to provide a more fair and transparent process to a complainant. Jennifer is working on that with the GVRHA Housing Guidelines redraft.

A discussion around the Board making some decisions about if the GVRHA is going to be a development entity or if it will be a partner in development opportunities as they arise. Scott noted that if the GVRHA is going to be in the development business, decisions made would need to happen at a much faster pace or opportunities are lost. If each Board member does not have authority from their respective councils/commissions to make binding decisions for the GVRHA, then it should not and cannot be a developer agency. The bigger question becomes: "what does the Board want the GVRHA to accomplish – development, management or both?"

From Carlos, he envisions a long-term goal for the GVRHA to be progressively self-sufficient financially which doesn't always mean a ballot question.

7. Adjourn

Carlos adjourned the meeting at 5:04 pm.

Minutes prepared by:



Jennifer Kermode, Executive Director

Approved on 9.11.19



Carlos Velado, President