

Gunnison Valley Regional Housing Authority

Regular Board Meeting Minutes

September 11, 2019

200 E. Virginia Avenue, Gunnison, CO (Note change of address)

1. Call to Order

Carlos Velado called the meeting to order at 3:10 pm; the meeting was held at 200 E. Virginia Avenue in Gunnison.

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 (arrived at 3:55)

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

Roland Mason, Gunnison County Commissioner

2. Public Hearing CDBG Grant Application

Jennifer noted that the Community Development Block Grant (CDBG) Grant application was withdrawn which is what required the Public Hearing; the grant application has been converted to a Housing Development Grant (HDG) which does not require a public hearing.

3. Consent Agenda

Jennifer asked for the Agenda to be amended to add an additional administrative item for the Board to consider adopting Resolution 19-005 which would amend our authorizing Resolution for the Division of Housing \$450,000 grant for the GardenWalk project to read up to \$550,000. ». Jim S. moved to add the item to 5.e., Jim G. seconded. The motion passed unanimously.

Jim S. moved to approve the Consent Agenda with the Valley Housing fund update removed for further discussion. Jim G. seconded. The motion passed unanimously.

4. GVRHA Funding Discussion

Carlos turned the funding discussion over to Scott who had previously asked for information on what inventory may be available and has not received any project cost detail from the City, CB and the County. Information contained within the recent responses to RFPs could be valuable to putting project cost data together. Darin said the cost they found with the Western project was approaching \$235/sf.

Scott would like to collect information on what fees/taxes each of the jurisdictions has in place and the revenues generated. Each member will endeavor to get the information to Scott.

A general discussion about the ability of the GVRHA Board to act as a developer came about and then what does the Board want the GVRHA to be. Michael Yerman suggested hearing from Jennifer about how the Summit Combined Housing Authority operated and how its resources were allocated.

The discussion of what the role of the GVRHA should be will be on the agenda for future meetings. Michael Y. also recommended that the Board position itself to have a plan for how the GVRHA is going to take advantage of the influx of funds that come into the state in 2022- 23- 24. We should have a concept plan ready to take to DOLA by next spring to drive how they are going to allow the new funds to be used. An update to the Needs Assessment should be done as well. Michael Y. suggested putting \$20,000 into the budget for such an update. The Board directed Jennifer to get some quotes for the cost of an update. Further, identifying how we have addressed the needs based on the Needs Assessment will be valuable to strategic discussions by the Board.

The Board decided that they would like a retreat later this year to prepare a plan for what the GVRHA should be and what a concept plan could look like.

5. Administrative Items

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

Jim S. moved that the Board go into Executive Session pursuant to C.R.S. 24-6-402(4)(f) to have a protected discussion for the annual review of the Executive Director who was previously informed of the meeting. Matt F seconded. The motion passed unanimously; the executive session will include the presence of Roland Mason. Executive session began at 4:10 pm.

The Board ended the executive session at 4:47. Carlos explained that he would like to put all the comments from the Board together, set goals for Jennifer and weight all the ratings and then bring to Jennifer at a work session prior to the October meeting.

b. **Executive Session pursuant to CRS 24-6-402 (4) (a), Concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest. Exception: Not available where a member of the governing body has a personal interest in the transaction.**

Carlos made a motion to move into Executive Session pursuant to CRS 24-6-402 (4) (a), concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest. Jim S. seconded. A short discussion followed where Roland

recused himself as the discussion is related to Stallion Park. The motion passed unanimously. The Board entered into executive Session at 4:50 with John Messner absent and Jennifer Kermode present.

The Board moved out of Executive Session at 5:05. Jim G. moved that Jennifer engage legal counsel with expertise in tort law to guide us in future discussions. Matt seconded. In discussion it was agreed that Board members would offer possible names. With no other discussion the motion passed unanimously.

c. GVRHA Application to Colorado Division of Housing for CDBG Grant for Single-Family Owner-Occupied Rehabilitation Loan Program

(removed at Consent Agenda)

d. Permanent Legal Counsel

Carlos suggested the Board consider including the expense of permanent legal counsel in our future budgets. He noted that most governmental meetings have their counsel in attendance. Carlos will provide RFQ templates for Jennifer to use in researching who might be appropriate for our needs. We'll need to see what that cost would be for budgeting purposes.

Chris Haver made the motion for Jennifer to publish an RFQ for dedicated legal counsel. Scott seconded. The motion passed unanimously.

e. Resolution 2019-005 – A Resolution for the Authorization of up to \$550,000 CDOH Reloan

Due to an increase in development costs for the GardenWalk project, Division of Housing (DOH) may determine that the grant could be increased by \$100,000. The Board needs to pass this Resolution in case that decision is made by DOH.

Jim G. made the motion to adopt Resolution 2019-005 for the Authorization of up to \$550,000. Jim S. seconded. Jennifer noted that there is no additional risk to this – the real benefit comes 30 years down the road when the grant funds get repaid to GVRHA from the GardenWalk project. The motion passed unanimously.

6. Other Business

Jim S. asked Darin about what the Wilson proposal is about and the Western housing project update. Darin explained that they are under contract to purchase 3.5 acres of the property just north of the city boundary that Colorado State University owns. They would like to develop it for affordable housing.

The Western housing project was going to be faculty housing but after running the numbers determined that it was not financially feasible.

Carlos noted that he will not be available on October 9th at 3:00 pm. It was agreed that the meeting will be on the 8th from 1000 – 1200 in Crested Butte. Scott and Shaun will be absent.

7. Adjourn

Carlos adjourned the meeting at 5:24 pm.

Minutes prepared by:

Jennifer Kermode
Jennifer Kermode, Executive Director

Approved on 10.9.19

Carlos Velado
Carlos Velado, President