

**Gunnison Valley Regional Housing Authority**

Regular Board Meeting Minutes

April 12, 2017

10:30 am – Crested Butte Town Hall

**MEMBERS PRESENT**

Kelly McKinnis; (President) Gunnison County  
John Messner; Gunnison County;  
Ellen Harriman, City of Gunnison;  
Richard Hagan, City of Gunnison;  
Michael Yerman, Town of Crested Butte;  
Jim Schmidt, Town of Crested Butte;  
Todd Barnes, Town of Mount Crested Butte  
Carlos Velado, Town of Mount Crested Butte  
Matt Feier, County At-Large

**STAFF PRESENT**

Paula Swenson; GVHRA Interim Executive Director

**CALL TO ORDER**

Kelly McKinnis, president, called the meeting to order at 10:33 am

Minutes Approval:

Ellen Harriman moved to approve the March 8, 2017 minutes as presented, and was seconded by Richard Hagan. The motion passed with Michael Yerman, Carlos Velado and Jim Schmidt abstaining.

**CONSENT ITEMS**

No written reports were presented.

**ADDITIONAL ITEMS & PUBLIC COMMENT**

None

**ADMINISTRATIVE ITEMS**

Election of Officers: The slate of officers was moved by Jim Schmidt and seconded by Carlos Velado as Kelly McKinnis President, Carlos Velado Vice President, Matt Feier Treasurer and Jim Schmidt Secretary. Motion passed unanimously.

Board Member removal for missing meetings. Todd Barnes had missed 3 meetings in a row and the by-laws called for a vote for removal. After discussion, Todd pledged his commitment to the board and the board decided to not take action.

Office Update:

Paula Swenson presented the Board with amendments to the 2017 budget. Since the board had not had time to review, it was decided to take the matter up at the May meeting.

Paula reviewed the financials for both GVRHA and APA. Now that we have the capability to show reports that compare the budget to actual, she will work on the formatting to show a comparison of actual as compared to annual budget. New format to come next month.

Paula updated the Board on the Anthracite Close Out. Cost Certification is complete and hopeful to get draft audit tonight and finalize by Friday. Tax credits look good for Richman and we are waiting to see if CHFA will give the full bonus for building in a resort area. Willa and Paula are finalizing documents to submit to CHFA for the 45 review with them. We should be on track to close out in July as anticipated.

CARE and ESC update: John Messner informed the Board regarding the progress made on reviving the energy efficiency programs in the county and the role of the housing authority. He and Paula had been attending meetings with a larger group, John Cattles, Martha Gentry (faith base community), Community Foundation, Emily Artale (Lotus), Coldharbour, and Housing Authority and it is progressing. He explained the various funding opportunities both with grants and rebate programs. Kelly McKinnis brought up the opportunity to work with Delta Housing Authority as well and that we had worked with them in the past. The idea would be that for the first year the Housing Authority would be the front contact and direct clients to the program and that Lotus would administer the programs. After the creation year, it is anticipated that the administration and funding for it would shift to the Housing Authority. Paula added that this is a good program to grow the depth of the Housing Authority and this program aligns with our scope of work and our strategic plan. The Board gave their blessing to continue to work on this initiative.

Transition of ED and County Project:

Kelly informed the board that she wanted to make certain that once a new ED was hired that Paula didn't "peace out". She had discussed that Paula would help transition and assist with projects as needed for the next 6 months. Paula assured the Board that she would be available to transition the new ED in and would assist with county project or whatever was needed. She informed the board that there was still funding in the line item for her contracted services along with the \$20,000 the county is paying the Housing Authority for being the owner rep. on the Stallion Park project that she is currently

working on. If needed, she will also help transition the county project to a contracted owner rep. as it moves forward.

**Strategic Planning-Implementation Update:**

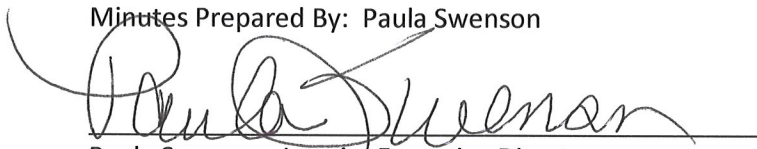
Paula reviewed the results of the 1<sup>st</sup> survey with the Board. She will present some ideas for the board to consider for ballot initiatives regarding a lodging tax initiative for “keep up” projects and a property tax initiative for a “catch up” proposal for infrastructure and a finite amount and a sunset. She will be meeting with community development directors to develop the pipeline of projects to identify those projects we could possibly bond for. More information will be provided at the May meeting to help determine the next steps and a path of actions.

**ADJOURN**

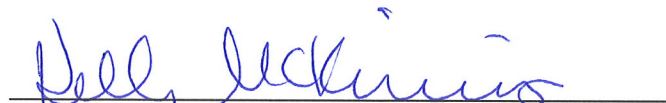
Carlos Velado moved to adjourn the meeting at 11:55 am and Jim Schmidt seconded .

**Board had Lunch and Meeting with Consultant-Stan Quy and then headed to Interviews.**

Minutes Prepared By: Paula Swenson

  
Paula Swenson, Interim Executive Director

Approved on \_\_\_\_\_

  
Kelly McKinnis, Board President