

Gunnison Valley Regional Housing Authority
Regular Board Meeting Minutes
Gunnison Valley Regional Housing Authority
December 14, 2015
3:00 pm – Crested Butte Town Hall – Council Chambers

MEMBERS PRESENT:

Kelly McKinnis; (President) Gunnison County
Paula Swenson; Gunnison County
Margot Levy; Town of Crested Butte
Jim Schmidt; Town of Crested Butte
Ellen Harriman, City of Gunnison
Richard Hagan, City of Gunnison

STAFF PRESENT:

Karl Fulmer; GVHRA Executive Director
Shannon Frias, GVRHA Program Manager

CALL TO ORDER:

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

MINUTES APPROVAL: The chair called for any corrections to the November minutes. No corrections were discussed. Paula Swenson moved to approve the August minutes. Ellen Harriman seconded the motion. The minutes were approved unanimously. Jim Schmidt and Margot Levy abstained.

Administrative Items:

Unit Sales –

The final unit that Gunnison County wanted to sale has been sold. The closing for 1416 Rock Creek was December 11, 2015. The final sale price was \$153,900. Karl Fulmer informed the board that there is a master deed restriction in place for all 3 of the units sold.

Executive Director Contract –

Karl Fulmer is still revising the evaluation form he received from Matthew Birney's office. Karl Fulmer will email the document and the current contract to Ellen Harriman, Kelly McKinnis and John Sale by the end of the week. At this time Karl Fulmer's contract is open ended, the board would like to have the contract in place for January 2016 with an expiration date.

GVRHA Vehicle –

At this time Karl Fulmer has only found one vehicle in the valley. It is a big Suburban. Karl Fulmer does not believe this vehicle would be beneficial for the Housing Authority. Karl Fulmer informed the board that the Housing Authority budget does not support the reimbursement it would take for mileage to and from Crested Butte. Karl Fulmer stated that he would speak with Marlene Crosby to see what her department may have available for purchase. Karl Fulmer and Chris Peterson have discussed the possibility that they may ride the bus throughout January until a vehicle can be purchased. Karl Fulmer informed the board that this is going to be an ongoing topic until a vehicle is purchased.

One Valley Prosperity Project –

Karl Fulmer informed the board that there will be a meeting for OVPP Thursday at 2:30pm. Margot Levy asked what people make up this group. Karl Fulmer responded: town planners, Habitat, Housing Foundation, realtors, and general public. Jim Schmidt asked what the goal of this group is. Karl Fulmer responded "the goals are more of a wish list right now. OVPP wants to figure out the best thing possible for regional housing issues". Karl Fulmer stated that the goals are fairly aggressive for a very short time.

2015 Holiday Party – Mountain View –

Karl Fulmer informed the board that the annual Holiday party at Mountain View will be Thursday, December 17th at 3:00 pm. Karl Fulmer informed the board that they all were welcome to attend and the residents at Mountain View loved to see board members there.

Program Updates:

Section 8 – Shannon Frias informed the board that there are still 4 open vouchers in Gunnison County. Shannon Frias informed the board she will be issuing those vouchers after the first of the year. Shannon Frias stated that there is still a problem finding housing for families after a voucher has been issued and the voucher usually expires.

Mountain View – Most of the renovations at Mountain View are complete. Christopher Kline Construction has completed the concrete and railing work in front of the building. The new roof should be complete in the next couple of weeks. Karl Fulmer informed the board that there was a REAC (Real Estate Assessment Center) inspection at Mountain View on December 8, 2015. Mountain View scored a 94 with only 1 Health and Safety issue. County facilities played a huge part in preparing Mountain View for this inspection. 2 years ago Mountain View scored a 59 because most of the doors at Mountain View failed. County facilities worked many hours to fix all of the doors.

Karl Fulmer also informed the board that things at Mountain View are now calming down. Karl Fulmer stated that an agreement was reached with the tenant the County decided to not renew their lease. The tenant has moved out of Mountain View.

Karl Fulmer informed the board that he is working on the management contract with the county. The Housing Authority is completely pulling away from the county. The Housing Authority will contract with an outside agency to process payroll. Karl Fulmer also informed the board that the Housing Authority will also move all their benefits away from the county.

Crested Butte Housing Guidelines – Karl Fulmer informed the board that a draft for the housing guidelines for Crested Butte is being issued. Karl Fulmer went in front of the council to present the draft. Karl Fulmer will go back in front of council in January. These guidelines are what Gunnison County uses that the Housing Authority board crested, they are being adjusted for Crested Butte.

Public-owned Property Assessment – Karl Fulmer is working with an action group to compile maps of all properties owned and what entities own what. Karl Fulmer asked the board if they would be interested in using the action group's information to create an assessment. Kelly McKinnis stated she would like to see this information pulled together. Karl Fulmer stated that the action group will compile the information and then the Housing Authority can then assess the information.

2016 GVRHA Budget – needs to be adopted

Karl Fulmer informed the board that the Housing Authority budget is and will need to buy items for to get an office set up for Anthracite. This money cannot not be reimbursed to the Housing Authority until Anthracite begins to make money.

Karl Fulmer stated to the board that the line items that have changed are:

- Health care
- Software subsidy
- Account services
- Contract services

The reason for these changes stem from the Housing Authority moving away from the county and the need for the Housing Authority to gain their own benefits. The changes also stem from no longer needing the county to process payroll.

Richard Hagen moved to approve and adopt the 2016 Housing Authority budget with the approved line items changes. Paula Swenson seconded the motion. The approved budget passed unanimously.

Anthracite Place Update:

License agreement – Karl Fulmer informed the board that the Town of Crested Butte and submitted a license agreement for Anthracite to include the liability of the sidewalk to the north of the parallel to the parking. The Town of Crested Butte wants to dump snow on the area between the sidewalk and the curb. Karl Fulmer informed the board that the lawyers for the project are looking into this agreement.

Construction Budget Update- Karl Fulmer informed the board that the budget is tracking well.

Lease-Up – Karl Fulmer informed the board that Anthracite needs to be fully leased-up by 9/30-16. The equity contract states that ½ of the units have to leased in August of 2016 and the other ½ in September 2016. Karl Fulmer informed the board we need to have at least a temporary CO by August 1, 2016 so we can get credit for August lease ups.

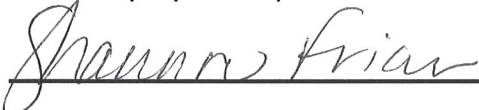
UPCOMING MEETING

The next meeting will be held on January 6, 2016 at the Gunnison Valley Regional Housing Authority conference room at 3:00 pm.

ADJOURN

Paula Swenson moved to adjourn the meeting at 4:42 pm. Margot Levy seconded

Minutes prepared by:



Shannon Frias, Housing Program Manager

Approved January 6, 2016 ~



Kelly McKinnis, Board President

