

Gunnison Valley Regional Housing Authority
Regular Board Meeting Minutes
Gunnison Valley Regional Housing Authority
May 6, 2015
3:00 pm – GVRHA Office

MEMBERS PRESENT:

Kelly McKinnis; (President) Gunnison County
Anne Steinbeck; (Vice President) City of Gunnison (arrived at 3:20)
Paula Swenson; (Treasurer) Gunnison County
Margot Levy; Town of Crested Butte
John Sale; Mount Crested Butte
Ellen Harriman, City of Gunnison
Skip Berkshire, Town of Crested Butte

STAFF PRESENT:

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

CALL TO ORDER:

Kelly McKinnis called the meeting to order at 3:03 pm.

MINUTES APPROVAL: The chair called for any corrections to the April minutes. No corrections were discussed. Paula Swenson moved to approve the April minutes. Margot Levy seconded the motion. The minutes were approved unanimously.

Administrative Items:

2014 Audit- Blair and Associates: Karl Fulmer informed the board that June 1, 2015 will be the audit for the Housing Authority with Blair and Associates. Karl Fulmer continues to work with Gunnison County to reconcile 2014.

2015 Housing Guidelines: The income level for 2015 has changed. Karl Fulmer informed the board that the income limits decreased slightly. That is the only change needed to the

guidelines. Karl Fulmer proposed to the board that they adopt the income limits change to the 2015 housing guidelines. Margot Levy moved to approve and adopt the changes to the guidelines. Paula Swenson seconded. The adoption and changed passed unanimously.

Unit Sales – Karl Fulmer informed the board that Apache 101 will be put back on the market. The applicants who were approved to purchase the property were denied a loan. The property will be put back on the market next week.

Karl Fulmer informed the board that 1420 Rock Creek is now under contract for the purchase price of \$149,700. The closing for this property will be June 23, 2015.

Personnel Policy – The personnel Policy has been tabled until the June 2015 meeting. The board is waiting on a red line version of the policy. Karl Fulmer sated to the board he would have a red line version to them in 2 weeks.

Section 8 Resolution – HUD has approved Housing Authorities to adopt a resolution to conduct Housing Quality Standard inspections on all Housing Choice Voucher every 2 years. GVRHA would like to adopt this practice. GVRHA will continue to use HUD's guidance to focus on and continue to inspect troublesome units. GVRHA will also conduct inspections when requested by landlords or tenants. Paula Swenson moved to adopt the resolution with the president's signature. John Sale seconded. The resolution was adopted unanimously.

2015 Needs Assessment – Karl Fulmer informed the board that there is a need to conduct a needs assessment in Gunnison County. Melanie Rees was contacted to give input on the need. Melanie Rees suggested that it would be very beneficial. That it should be a valley wide initiative and it should also be segregated between Gunnison and Crested Butte. The Housing Authority was recently asked for a plan on housing but Karl Fulmer said a plan cannot be prepared without a Needs assessment. Karl Fulmer suggested a needs assessment could be possible if all municipalities would kick in \$10,000. Karl Fulmer thought a needs assessment would be around \$80,000. Karl Fulmer proposed that the Housing Authority front \$20,000 out of the developer's fees so the assessment could be done now, with the understanding that \$10,000 would be reimbursed. Margot Levy asked when the last assessment was done. Karl Fulmer responded that the last assessment was released in 2009 but used 2008 information. Paula Swenson moved to authorize the use of \$20,000 with the understanding that \$10,000 will be reimbursed and contingent on all other municipalities are on board for \$10,000 each. Margot Levy seconded. The motion passed unanimously.

Community Housing Meeting – Karl Fulmer informed the board that he will be on the panel at the Community Housing Meeting. There are a lot of open ends right now on what this meeting is going to look like. Karl will inform the board at the next meeting of the outcome.

Program Items:

Section 8 – Shannon Frias informed the board that there are 41 participants leased up at this time. There are still 4 vouchers to be filled. Shannon will hold another briefing in the hopes of getting all the vouchers filled.

Rehabilitation Program: Murtaza Naqvi reported that there are 5 loans available in Gunnison County for this program. At this time there are only 3 applicants which all live in the City of Gunnison. Murtaza informed the board that there have been some road blocks in getting applicants approved. These road blocks are mostly because of income and odd jobs of applicants. Murtaza and Karl Fulmer are working with the Delta Housing Authority, who are the ones who approve applicants, to overcome these road blocks. Murtaza Naqvi informed the board that the goal is to not have all the loans in the City of Gunnison but to spread throughout Gunnison County. Karl Fulmer and Murtaza Naqvi are creating PSA's to run on KBUT and they will hold some open meetings.

Anthracite Place Update: Karl Fulmer proposed to the board that they vote to approve resolutions for Anthracite Place.

1. Secretary's Certificate – loans. Bank of the West would be primary loan grantor in the amount of \$5,875,000. Colorado Housing and Finance Authority would make a loan to the company in the amount of \$1,010,000. \$1,040,600 loan made by the company in favor of GVRHA. The resolution also authorizes Karl Fulmer to negotiate, execute and deliver all transaction documents on behalf of the Company, Manager and GVRHA.
2. Anthracite Place (Manager), LLC – Certifies that Articles of Organization, the operating Agreement of the Manager, resolutions adopted by GVRHA, and Certificate of good standing for the manager are all true, correct and complete.
3. GVRHA – Certifies the Intergovernmental Agreement establishing the GVRHA, the minutes appointing officers and directors, and Resolutions approving transactions are all true, correct, and complete.
4. Anthracite Place Apartments, LLC – Certifies the Articles of Organization, the Operating agreement, resolutions duly adopted, and certificate of good standing are true, correct, and complete.
5. Representations Letters (2)

Paula moved for the president to sign all resolutions. Ellen Harriman seconded. The motion passed unanimously.

Equity Closing – Karl Fulmer informed the board that the equity closing for Anthracite will be June 5, 2015 and the Construction closing will be May 29, or June 5, 2015.

Groundbreaking – Will be June 8, 2015. Paula Swenson asked if this would be a morning or evening time. Karl Fulmer responded that he was thinking around 10 am. Ann Steinbeck asked about publicity for the groundbreaking. Karl Fulmer informed the board that an invitation would be sent out and there would be a newspaper release.

Executive Session -Margot Levy motioned to move into an Executive Session at 4:09 pm. Ann Steinbeck seconded the motion. It was unanimous.

Ann Steinbeck terminated the executive session at 4:23 pm. The board stayed on topic while in executive session and no decisions were made.

Paula Swenson moved to approve the proposed performance contract for Karl Fulmer contingent on a contract be implemented outlining all thresholds and commitments. John Sale seconded the motion. The motion passed unanimously.

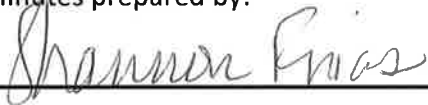
UPCOMING MEETING

The next meeting will be held on June 3, 2015 at the Crested Butte Town Hall at 3:00 pm.

ADJOURN

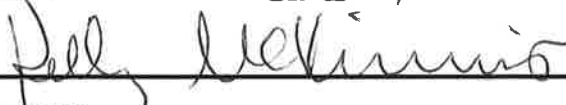
Paula Swenson moved to adjourn the meeting at 4:26 pm. Margot Levy seconded.

Minutes prepared by:



Shannon Frias, Housing Program Manager

Approved ~~June 6, 2015~~ June 10, 2015 ^{EP}



Kelly McKinnis, Board President