

YAMPA VALLEY HOUSING AUTHORITY BOARD MEETING

April 13, 2017

Roger Ashton, Yampa Valley Housing Authority Board President, called the meeting of the Yampa Valley Housing Authority to order at 12:00 p.m.

Board members present included: Catherine Carson, Mike Beyer, Trish Sullivan, Roger Ashton, Cole Hewitt, Dillon Fulcher, John St. Pierre, John Spezia, Sheila Henderson and Kathi Meyer. Doug Monger joined the meeting in progress

Others present included: Matt Mendisco, Town of Hayden; Megan Geraets, NW Colorado Health Partnership; Tim Corrigan, County Commissioner; Angela Ashby; Josh Stein, prospective Board member; Jason Peasley, Yampa Valley Housing Authority Executive Director; and B Torres, Executive Assistant. Sarah Katherman recorded the meeting and prepared the minutes.

EN RE: PUBLIC COMMENT

There was no public comment.

EN RE: BOARD MEMBER COMMENT

Kathi stated that a survey, contracted by the City, would be sent out next week to a randomly selected group of 300 – 500 residents and property owners. Jason offered that the survey would be an excellent follow-up to the Steering Committee process.

Roger commended a documentary about Martha's Vineyard entitled "One Big House" that had been shown at the library. Catherine said she would follow-up to see if the film would be available for a repeat screening.

EN RE: WORKING TEAM UPDATES

▪ Development Committee

Kathi reviewed the list of 12 parcels that had been investigated, explained why many of the parcels had been eliminated from consideration, and discussed the possibilities for development or liquidation of the others. The Committee is still waiting for information on a few of the parcels. Some of the parcels might be most beneficial if sold to help finance a project in another location. Kathi stated that the Brynn Grey Partners would be presenting to City Council on May 23rd. Jason added that Brynn Grey also plans to present its housing plan to YVHA at the May meeting. Jason noted that all of the proposals are intended to be developed through joint ventures with private developers.

▪ Funding Committee

Catherine reviewed the list of funding options that had been considered by the Committee, noting the pros and cons of each. She noted that a property tax, sales tax or impact fee would have to be approved by the voters through a ballot initiative. Funding through foundations is limited and difficult to come by. There was discussion of working with the Yampa Valley Community Foundation to identify potential donors. Catherine stated that vacation rental fees would be an unlikely funding source at this time. John Spezia reported that development fees have worked, at least as one element of a funding recipe, in some other communities. He said that in other places, what started out as an ordinance had become a guideline, and in some areas the fees had not been successful. He said that the key factor where development fees had been successful was the support and backing of the elected officials. Regarding the URA, Jason stated that this option would also involve a request for a new tax in conjunction with the exhaustion of the URA. He stated that exhausting the URA would take action by City Council and would not occur until 2022 at the earliest. Trish said that there is nothing to report regarding the employee fee, but noted

that they are rare. Jason said that YVHA would have to be the sponsor of any possible ballot initiative within its district.

▪ **Legacy Issues Committee**

Dillon reported that the Committee is pushing through the issues regarding deed restrictions. He said that the Committee had reached consensus regarding the employment and residency restrictions that it would like to see in any future deed restrictions, but had not made any decisions regarding affordability. He stated that the Committee had consulted with mortgage lenders and others about the difficulties of this type of restriction. Dillon stated that enforcement and hardship had also been addressed. He stated that the Committee had agreed that a guideline for any future deed restrictions should be developed first, then applied to the evaluation of current deed restrictions, with the understanding that a case-by-case approach would probably be necessary. Dillon said that no consensus had been reached on whether YVHA should impose any deed restrictions in the future. He said that this would be the last decision to be made.

EN RE: EXECUTIVE SESSION

MOTION

Kathi moved to enter executive session in compliance with C.R.S. 24-6-402 (4) (a) regarding the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; except that no executive session shall be held for the purpose of concealing the fact that a member of the local public body has a personal interest in such purchase, acquisition, lease, transfer, or sale and C.R.S. 24-6-402 (4) (e) determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators.

Cole seconded the motion.

The motion carried unanimously.

No minutes were taken during the executive session.

Upon resuming the regular session, John St Pierre recommended that the YVHA Board go through an ethics and procedures training with the County Attorney. Doug advised that the training should be conducted by YVHA attorney Bob Weiss.

EN RE: SIERRA VIEW LOTS LISTING

Jason stated that the outstanding \$64,000 note on the Sierra View lots comes due on December 31st. He said that the accumulated sunk cost of owning the properties equals approximately \$60,000.

Kathi reviewed the listing proposals included in the meeting materials. She explained why she had solicited proposals from these four realtors. Cole noted the wide range of suggested listing prices for the lots.

John St. Pierre recused himself from the decision of which realtor should be chosen, stating that he has business dealings with three of the four agents.

Mike asked if YVHA should be concerned with a perception of bias, given how involved with the Steering Committee process Angela Ashby has been. Doug offered that volunteerism should not be used to rule out a candidate. Dillon stated that Angela's report was the most thorough. Catherine agreed.

MOTION

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Doug moved to enter into a contract with Angela Ashby for the listing of the Sierra View lots, under the terms listed in the Board packet, and to authorize YVHA Board Chair Roger Ashton to negotiate and sign the contract on behalf of the YVHA Board.

Trish seconded the motion.

Under discussion, Jason asked if the full Board or the Executive Committee should be consulted regarding the contract. Doug clarified that his motion should include an authorization of Roger to negotiate and sign the contract according to the terms discussed. This amendment was accepted, as indicated above.

The motion carried unanimously.

MOTION

Cole moved to accept Angela's recommended listing price. The negotiation and decision regarding any offer received on the property will be deferred to the Executive Committee.

Sheila seconded the motion.

Under discussion, Doug asked how an offer on the properties should be handled. Following discussion, the Board decided that the decision regarding an offer should be delegated to the Executive Committee. If the Executive Committee chooses, it may defer the decision to the full Board and call a Special Meeting. This amendment was accepted, as indicated above.

The motion carried unanimously.

EN RE: CONSENT AGENDA

The following items were presented on the consent agenda:

- a. Review and approval of the March 9, 2017 minutes
- b. Review and approval of balance write-offs for February 2017
- c. Review and approval of the February 2017 check register
- d. Review and approval of the leave report for February 2017
- e. Review and approval of February 2017 financial statements

MOTION

Cole moved to approve the consent agenda, as presented. Catherine seconded the motion. **The motion carried unanimously.**

EN RE: STAFF REPORTS

Jason stated that a small reception for City Council, the Board of County Commissioners, the YVHA Board, the contractor, developer and property manager would be held next Thursday at 5:00 at the Reserves. He stated that the first tenant in the south building moved in yesterday. The north building should be fully leased by the end of the month. Rent concessions will be offered to those who will have to move in late. Jason said that plans are being made for a grand opening event to be held later in the summer when Corey Gardner or Michael Bennett may be able to attend.

Deed restrictions will be discussed at the May meeting. Brynn Grey may also be making a presentation. The final report by the Development Committee will be discussed in June.

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Josh Stein, a prospective YVHA Board member, introduced himself. His application and that of one other applicant will be heard by City Council and the Board of County Commissioners in early May, in time for the May YVAA meeting. A Board training will then be scheduled.

Doug asked about the progress in setting the new trailer at Fish Creek Mobile Home Park. Jason stated that the Building Permit had been obtained and the final logistics are being worked out. Doug reviewed the increase in the tap fees on the unit and asked if YVHA should pay the additional fee or whether the larger tap would pass with the property to a new buyer. Jason suggested that this issue would be discussed at the next Fish Creek Committee meeting. He noted that staff's experience with this new trailer has brought home how complicated and difficult the process is.

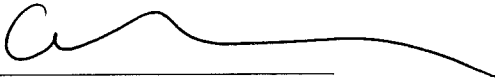
Jason reviewed the situation with the abandoned trailer on Lot 57. He stated that bids are being obtained on the asbestos abatement and removal of the trailer.

EN RE: ADJOURNMENT

MOTION

Kathi moved to adjourn the regular meeting of the Housing Authority. John Spezia seconded; the motion carried unanimously. The meeting was adjourned at 2:15 p.m.

No further business coming before the Board, same adjourned sine die.



Sarah Katherman, Minute Taker



Roger Ashton, President