

YAMPA VALLEY HOUSING AUTHORITY BOARD MEETING

August 27, 2020

Special Meeting

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

Board members participating included: Catherine Carson, Cole Hewitt, Mike Beyer, Kathi Meyer, Emily Katzman, Luke Carrier, Rachel Van Eck, Alison Brodie, Michael Ann Marchand, Roger Ashton, Chris Slota, Roddy Beall and Tim Corrigan.

Others participating included: Jason Peasley, YVHA Executive Director; Alyssa Cartmill, YVHA Regional Property Manager; Kevin Delehanty, YVHA Executive Assistant; and Ward Van Scoyk, YVHA attorney. Sarah Katherman prepared the minutes.

EN RE: PUBLIC COMMENT

There was no public comment.

EN RE: BOARD MEMBER COMMENT

There was no board comment.

EN RE: EXECUTIVE SESSION

MOTION

Cole moved to enter into 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) specific to the Sunlight Crossings closing.

Mike seconded the motion. **The motion carried unanimously.**

Those participating in the executive session included: Catherine Carson, Cole Hewitt, Mike Beyer, Kathi Meyer, Emily Katzman, Luke Carrier, Rachel Van Eck, Alison Brodie, Michael Ann Marchand, Roger Ashton, Chris Slota, Roddy Beall, Tim Corrigan, Ward Van Scoyk, Jason Peasley, Alyssa Cartmill and Kevin Delehanty. No minutes were taken.

The YVHA Board exited executive session at 12:40 p.m. No decisions were made.

EN RE: RESOLUTION 2020-004 OF THE YVHA BOARD OF DIRECTORS AUTHORIZING THE SUNLIGHT CROSSINGS PROJECT

Jason stated that the documents had been fully reviewed in the executive session. He noted that the correct contribution amount cited in the 5th "whereas" paragraph of the resolution included in the packet should be \$1,600,000. Ward suggested that the blank "investor" line in the third to last "whereas" paragraph should simply state investors, as there are multiple and their identities may never be known.

MOTION

Roger moved to adopt YVHA Board of Directors Resolution 2020-004, authorizing the Sunlight Crossings project with the following amendments: the amount of the contribution listed in the 5th paragraph of the resolution should be \$1,600,000, and the blank line in the third to last paragraph should state only "investors." Roger added that the final documents will be reviewed by the Executive Director, the Chairman of the Board and YVHA legal counsel prior to closing. Any material changes to the documents will be presented to the Board for approval.

Luke seconded the motion.

Under discussion, Catherine said that although she had originally voted against this project, she appreciates the clarification that the AML levels will be reset, that no subleases will be allowed, and that the project will allow YVHA to enter fully into property management. She stated that she would be voting in favor of the project.

The motion carried 13 – 0.

EN RE: RESOLUTION 2020-001 OF THE BOARD OF MANAGERS OF YVHA SUNLIGHT ENTERPRISE, LLC, AUTHORIZING THE SUNLIGHT CROSSINGS PROJECT

MOTION

Mike moved to adopt YVHA Board of Directors Resolution 2020-004, authorizing the Sunlight Crossings project with the following amendments: the amount of the contribution listed in the 5th paragraph of the resolution should be \$1,600,000, and the blank line in the third to last paragraph should state only "investors." Mike added that the final documents will be reviewed by the Executive Director, the Chairman of the Board and YVHA legal counsel prior to closing. Any material changes to the documents will be presented to the Board for approval. Mike noted that Catherine's previous comments also apply to this motion.

Roger seconded the motion. **The motion carried 13 – 0.**

EN RE: RESOLUTION 2020-001 OF THE BOARD OF YVHA PROPERTY MANAGEMENT, LLC, AUTHORIZING THE SUNLIGHT CROSSINGS PROJECT

MOTION

Luke moved to adopt YVHA Board of Directors Resolution 2020-004, authorizing the Sunlight Crossings project with the following amendments: the amount of the contribution listed in the 5th paragraph of the resolution should be \$1,600,000, and the blank line in the third to last paragraph should state only "investors." Luke stated that the final documents will be reviewed by the Executive Director, the Chairman of the Board and YVHA legal counsel prior to closing. Any material changes to the documents will be presented to the Board for approval. Luke noted that Catherine's previous comments also apply to this motion.

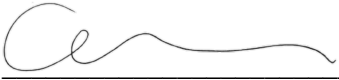
Alison seconded the motion. **The motion carried 13 – 0.**

Mike commended all those involved and noted that when the mill levy was passed he was unsure that YVHA would ever be able to do a non-tax credit financed project. He added that it is great to see YVHA Property Management, LLC launched.

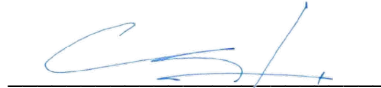
EN RE: ADJOURNMENT

The special meeting of the Housing Authority was adjourned at 1:10 p.m.

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



Sarah Katherman, Minute Taker



Cole Hewitt, President