

**Gunnison County Housing Authority
Advisory Board Meeting
Minutes
July 10, 2008
Crested Butte/Mt. Crested Butte Chamber of Commerce
601 Elk Avenue
Crested Butte, CO**

Present Kelly McKinnis, Gunnison County
Members: David Owen, Gunnison County
Ellen Harriman, City of Gunnison
Christi Matthews, Town of Crested Butte
Reed Betz, Town of Crested Butte
John Sale, Town of Mt. Crested Butte
Susan Eskew, Alternate Town of Mt. Crested Butte

Absent Michael Potoker, Alternate Gunnison County
Members: Paul Duba, City of Gunnison
Neil Windsor, Alternate Town of Crested Butte
William Buck, Town of Mt. Crested Butte

Present Denise Wise, Executive Director, GCHA
Staff: Eileen McVicar, Essential Housing Administrator, GCHA
Wendy Albers, Administrative Assistant, GCHA

Guests: None

Call to Order and Welcome: The meeting was called to order at 6:16 p.m.

I. Consent Agenda:

June 12, 2008 Meeting Minutes: Ellen Harriman made a motion to approve the minutes and Kelly McKinnis seconded the motion. There was unanimous consent.

II. Introduction & Status Updates

Complaint filed June 12, 2008:

The Advisory Board Members were provided with a copy of the Complaint filed on June 12, 2008 by the Gunnison County Contractors Association, et. al. The basis of the suit is the Workforce Housing Fee Resolution. A complaint must be filed against a government entity within 24 months and the Resolution for the fee was passed on June 13, 2006. The County Attorney has 20 days to respond and is working with co-counsel. David Baumgarten, County Attorney, has been asked to speak to the Advisory Board on this

issue and has indicated a willingness to do so. There was discussion that it may be appropriate to have him update the Board after a response to the complaint has been filed.

Public/Private Partnership (Lot 22-Rock Creek) Update on Project:

Jeff Walker of Community Banks has been a board member of the Gunnison County Contractor's Association. He officially resigned his position on the Board of the Contractor's Association so as not to conflict with his position at Community Banks and this was in the context of the law suit. With the filing of the Complaint, Community Banks discussed the possibility of requiring GCHA to provide an additional credit guarantee.

The Letter of Intent (LOI) with the Private Partner is currently being prepared for review by the County Attorney. The LOI is the basis for the contract and includes 22 units to be built by the contractor.

Mutual Self Help Build:

Advisory Board Members were provided with two letters from USDA concerning the Self-Help Technical Assistance Grant for \$225,000 for Lot #22 Rock Creek. These letters concern the construction type proposed and the plans for modular building. GCHA staff will meet with RCAC (Rural Community Assistance Corporation) an intermediary with USDA. Craig Nielson will specifically look at plans and how to best obtain approval from USDA. One alternative is Structural Insulated Panels or SIPS and how the plans can work with MSHB and this type of construction. The price of SIPS building is unknown and will be obtained to determine the feasibility.

Plan B for the 6 units at Lot #22 should MSHB not be an option is to bring in another developer. It was also suggested that our Congressperson (Salazar) be contacted to get involved in the grant request. The prior MSHB grant was awarded for 18 units to be built with 12 already delivered in Gunnison, Crested Butte and Mt. Crested. Butte.

Needs Assessment: Colorado Division of Housing (CDOH) has been contacted several times to inquire about the status of the funding of the Needs Assessment grant.

Mt. CB Update: GCHA staff has met with Hunter Dale of Mt. CB to review the Community Housing Guidelines with a goal of updating the guidelines to coordinate with Deed Restriction and the Town's Building Code. Staff will continue to coordinate efforts with Town Council Members and Mt. CB staff.

Other Business:

Regional Housing Authority: The concept of a regional housing authority was presented at a joint work session of the City of Gunnison Town Council and BOCC. There was concurrence Council concurred that this future approach to the Housing Authority structure was worth pursuing.

Deed Restrictions: The BOCC meeting agenda for Tuesday includes amendment to deed restrictions. A Commissioner raised a question about the language concerning earned

income. The possible amendment to the earned income language currently reflected as 80% of income earned in Gunnison County to be changed to work performed in Gunnison County. Several examples from other Counties were provided. Also brought up was the issue of retirement income and the language, if needed, to include retirement income previously earned in the County.

Election of the Slate of Advisory Board Officers:

Chairperson: David Owen volunteered to accept position of Chairperson. Reed Betz made a motion to nominate David Owen as Chairman, motion was seconded by John Sale and there was unanimous consent.

Vice-Chairperson: Ellen Harriman made a motion to nominate Kelly McKinnis as Vice-Chairperson, motion was seconded by David Owen and there was unanimous consent.

Secretary: Kelly McKinnis made a motion to nominate Christi Matthews as Secretary, motion was seconded by John Sale and there was unanimous consent.

Treasurer: Christi Matthews made a motion to nominate John Sale as Treasurer, motion was seconded by Ellen Harriman and there was unanimous consent.

As Chairperson, David Owen finished the meeting's business by asking advisory board members to be thinking about goals for the advisory board and housing authority.

Reed Betz made a motion to adjourn the meeting and it was seconded by Christi Matthews.

Adjourn: The meeting adjourned at 8:36 p.m.

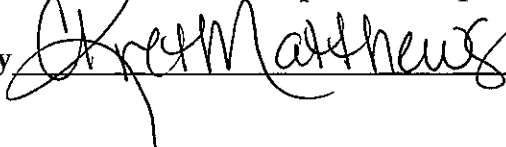
Next meeting: August 14, 2008 @ 6:00 p.m. at the CB/Mt. CB Chamber Offices (601 Elk Avenue, Crested Butte, CO)

These are the proceedings of the Advisory Board meeting to the best of my recollection.

Respectfully submitted,

**Wendy Albers
Administrative Assistant**

I attest these minutes represent the proceedings of the July 10, 2008 meeting.

By  Dated: 9/16/08