GUNNISON COUNTY HOUSING AUTHORITY

RESOLUTION NO. 2026-001

A RESOLUTION DELEGATING TO THE EXECUTIVE SECRETARY AUTHORITY TO NEGOTIATE AND EXECUTE CONTRACTS ON BEHALF OF THE GUNNISON COUNTY HOUSING AUTHORITY

WHEREAS, the Gunnison County Housing Authority ("GCHA") is a county housing authority created and operating under the Constitution and laws of the State of Colorado, particularly C.R.S. § 29-4-501 *et seq.*; and

WHEREAS, the Gunnison County Board of County Commissioners ("County") first authorized the creation of the GCHA by Resolution Nos. 1979-33 and 1979-34; and

WHEREAS, the current and operating GCHA was formed on August 17, 1982, pursuant to the Certificate of Formation of the Gunnison County Housing Authority, said Certificate being accepted by the Colorado Division of Housing on August 18, 1982; and

WHEREAS, the GCHA is authorized pursuant to C.R.S. § 29-4-505 to "make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the authority", to "to exercise any of the public powers granted to city housing authorities" and to "do all acts and things necessary or convenient to carry out the powers" of the GCHA; and

WHEREAS, pursuant to its bylaws first adopted by Gunnison County Resolution No. 1979-34 and C.R.S. § 29-4-504(5), the GCHA Board has appointed the County Manager to act as the Executive Secretary of GCHA; and

WHEREAS, pursuant to its bylaws and C.R.S. § 29-4-504(5), the GCHA Board "may delegate to one or more of its agents or employees such powers or duties as it may deem proper;"

NOW, THEREFORE, BE IT RESOLVED by the Board of the Gunnison County Housing Authority ("Board") that:

1. The foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Board.

2. The Board hereby authorizes the Executive Secretary, without further action by the Board, to execute on behalf of the Board any and all contracts with an aggregate direct financial payment or receipt by the GCHA over the term of the contract of not more than one hundred and fifty-seven thousand dollars ($157,000). The Executive Secretary shall provide each proposed contract to the Gunnison County Attorney and the Gunnison County Finance Director for review and written approval prior to execution. The Executive Secretary will also schedule each contract executed

pursuant to this Resolution on a GCHA agenda for acknowledgement of his or her signature. In January of each calendar year, beginning in 2027, this authority will automatically adjust according to the Consumer Price Index (CPI) Calculator as compared to the current year's authority, rounded to the nearest one-thousand ($1000) dollars. The CPI is a measure of the average change in prices over time in a market basket of goods and services. The Bureau of Labor Statistics (BLS) releases CPI data monthly, and the CPI Calculator utilized by the BLS shall be used to calculate the annual financial increase to the Executive Secretary's contract execution authority. GCHA staff will inform the Board of the new limit each January.

3. The Board further authorizes the Executive Secretary, without further action by the Board, to negotiate and execute contracts and related documents for the purchase or sale of real property on behalf of the GCHA for GCHA purposes, subject to Board review within thirty (30) days of either 1) the execution of a property purchase or sale agreement pursuant to this Resolution; or 2) the scheduled closing date of any real property transaction negotiated pursuant to this Resolution, whichever first occurs.

4. The Board further authorizes the Executive Secretary, without further action by the Board, to negotiate and execute contracts, leases, agreements and other documents related to the lease, transfer or management of housing units on behalf of the GCHA.

5. All actions previously taken by the Executive Secretary that were in accordance with the authority granted in this Resolution are hereby ratified, approved and confirmed *nunc pro tunc*.

6. Nothing in this Resolution shall be construed to afford any person or entity any cause of action against the County, the GCHA, or their officials, officers, employees, agents or attorney, nor create any intended or incidental third-party beneficiaries.

7. If any section, subsection, paragraph, clause or other provision of this Resolution for any reason is held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause or other provision shall not affect any of the remaining provisions of this Resolution, the intent being that the same are severable.

8. This Resolution shall take effect immediately upon its passage and approval, and shall remain in effect unless and until repealed or amended by subsequent Resolution.

INTRODUCED by Commissioner Smith, seconded by Commissioner Houck, and adopted this 3rd day of March 2026.

GUNNISON COUNTY HOUSING AUTHORITY

By _____
Laura Puckett Daniels, Chairperson

By _____
Elizabeth Smith, Vice-Chairperson

By _____
Jonathan Houck, Board Member

Attest:

_____
Deputy County Clerk

GUNNISON COUNTY SEAL COLORADO