



**Vail Local Housing Authority
Meeting Results**

**January 8, 2019
3:00 PM**

**Housing Department - West
Building, Large Conference Room
75 S. Frontage Road - Vail, Colorado, 81657**

1. Call to Order

Lindstrom called meeting to order at 3:05PM. All members are present. Also present from staff are George Ruther, Housing Director, Lynne Campbell Housing Coordinator and Kathleen Halloran, Finance Director.

2. Citizen Participation

There was none, no members of the public present.

Lindstrom asked the board to rearrange the agenda for item 4.3 first followed by 4.2.

3. Approval of Minutes

3.1. Review and Approval of December 11, 2018 Meeting Results

Wilkins motioned to approve meeting results as presented.

MOTION: Wilkins SECOND: Morales VOTE: 5-0

4. Main Agenda

4.1. Review and Approval of Vail Local Housing Authority Resolution No. 1, Series of 2019, A Resolution Approving an Exemption from Audit for the Fiscal Year 2018, for the Vail Local Housing Authority in the State of Colorado.

Presenter: Carlie Smith, Financial Services Manager

Motion to table to the January 22, 2019 as information from the state has not yet been received.

MOTION: Morales SECOND: Wilkins VOTE: 5-0

4.2. Request for Recommendation of Property Tax Exemption

Presenter: Michael O'Connor, Triumph Development

Michael O'Connor with Triumph Development presented a request for an exemption from property tax. He discussed the mechanics of this process. Triumph began discussion with Council in November 2018 to make all units EHUs and garnered VLHA support. Council has stated they want 100% EHUs but not unending funding. Included in the memo is showing the EHUs tax exempt. Council asked for underwriting info that justifies the exemption. Triumph's memo addresses this.

Ruther offered a historic view of how previous exemptions have worked with Middle Creek Village and Lion's Ridge Apartments.

Halloran said if we stated the same language as previously used. A small amount of proceeds go back into housing authority budget.

O'Connor hopes to have application before end of month. Rockfall is having significant effect on overall site plan. They will continue conversation with public works. Bus stop is being discussed with public works and if another way. He reviewed the draft proposal for the project.

4.3. Long Term Funding Discussion

Presenter: David Cunningham

Lindstrom introduced David Cunningham, President at Summit Information Services to the Board.

Cunningham provided a synopsis of his company's work. He provided suggestions and steps to move the tax ballot initiative forward. Data gathering is most important and communication with key community members is needed. Cunningham recommended using Magellan who VRD used.

Cunningham recommended clarifying the following:

1. What does the Town want?
 - a. What does the Town need, want? Express need vs. wants.
 - b. Talk to different industries
 - c. Talk to different age groups
 - d. Survey
 - e. Gather data
 - f. What are or aren't options?
2. Explain the why, share stories
3. Recommend to council
4. Council puts on ballot

Complete by August.

Cunningham will provide scope of work at the next meeting.

4.4. Lion's Ridge Apartment Lease Payment Update

Presenter: George Ruther

Carlie Smith, Financial Services Manager provided the Board with an overview of lease payments, time frame, where payments are applied and Gorman's option to purchase.

4.5. Review Economic Planning Systems Proposal for Economic Value Report

Presenter: George Ruther, Housing Director

Ruther provided the Board with an overview of Economic Planning Services (EPS) proposal to update BBC's Economic Value of the Town of Vail's Investment in Employee Housing.

- 4.6.** Wilkins made a motion to exit the regular meeting and enter executive session per C.R.S. §24-6-402(4)(a)(e) - to discuss the purchase, acquisition, lease, transfer, or sale of property interests and to determine positions, develop a strategy and instruct negotiators, regarding: submitted Vail InDEED applications and program details.

MOTION: Wilkins

SECOND: Meza

VOTE: 5-0

5. Executive Session

- 5.1.** C.R.S. §24-6-402(4)(a)(e) - to discuss the purchase, acquisition, lease, transfer, or sale of property interests and to determine positions, develop a strategy and instruct negotiators, regarding: submitted Vail InDEED applications and program details.

Presenter: Lynne Campbell

6. Any Action as a Result of Executive Session

The Board suggested staff move forward with the Vail InDEED application requests.

7. Adjournment

- 7.1.** Adjournment at 5:00PM

McDougall made a motion to adjourn the meeting at 5:20PM.

MOTION: McDougall

SECOND: Meza

VOTE: 5-0

8. Future Agenda Items

- Housing Data
- East Vail Parcel Update

- West Vail Master Plan Discussion
- Housing Sites
- Civic Area Plan

9. Next Meeting Date

9.1. Tuesday, January 22, 2019

VLHA Meeting Date: January 9, 2019

Attendees:
First Name

Last Name

Contact email (Optional)

No public attended. LC