



**Vail Local Housing Authority
Meeting Results**

June 9, 2020

3:00 PM

Virtual

75 S. Frontage Road - Vail, Colorado, 81657

1. Call to Order

1.1. Virtual Meeting Part I

1.2. Virtual Meeting Part 2

1.3. Call to Order

Lindstrom called the meeting order with a quorum present at 3:03 PM. Members in attendance are Lindstrom, Morales, McDougall and Moffet. Wilkins arrived at 3:15 PM. Ruther and Campbell are present from staff.

2. Citizen Participation

2.1. Citizen Participation

John Plack from Vail Resorts was in attendance.

3. Approval of Minutes

3.1. VLHA May 26, 2020 Meeting Results

MOTION: MOFFET

SECOND: MORALES

VOTE: 4-0 APPROVED

4. Main Agenda

4.1. Middle Creek at Vail – Approval of Amended Operating Agreement and Determination of Benefits to Persons of Low Income

Presenter: George Ruther, Housing Director

Ruther provided an overview update for the Authority. VLHA recently adopted an Amended and Restated Ground Lease for Middle Creek Village LLC. Required now is to amend the Operating Agreement between the VLHA and Middle Creek Village LLC. This affords Coughlin and Company to realize a property tax exemption from Eagle County. According to the Town attorney, Matt Mire, no changes have been made to purpose of the operating lease agreement and recommends the Authority approves agreement in addition to make finding of fact Middle Creek Village apt benefit persons of low income which is a statutory requirement for the Eagle County assessor to grant the property tax exemption.

4.2. Resolution No. 19, Series of 2020, A Resolution Making Findings Regarding Middle

Creek Village and Approving an Operating Agreement for Middle Creek Village, LLC
Presenter: George Ruther, Housing Director

MOTION: MOFFET SECOND: MORALES VOTE: 4-0 APPROVED

- 4.3. Resolution No. 11, Series of 2020, a Resolution Approving the Purchase of a Deed Restriction Interest in Property (Type III Deed Restriction) in the Town of Vail Legally Described as Condominium Unit A, Building 2, Sandstone 70 at Vail, Eagle County, Colorado with a Physical Address of 909 Red Sandstone Road, Unit 2A, Vail Colorado; and Setting Forth Details in Regard Thereto.

Presenter: Lynne Campbell, Housing Coordinator

MOTION: MORALES SECOND: MC DOUGALL VOTE: 4-0 APPROVED

- 4.4. Resolution No. 12, Series of 2020, a Resolution Approving the Purchase of a Deed Restriction Interest in Property (Type III Deed Restriction) in the Town of Vail Legally Described as Unit 8, Building A, Wren House, Eagle County, Colorado with a Physical Address of 5024 Main Gore Drive South, Unit 8A, Vail Colorado; and Setting Forth Details in Regard Thereto.

Presenter: Lynne Campbell, Housing Coordinator

MOTION: WILKINS SECOND: MORALES VOTE: 5-0 APPROVED

- 4.5. Resolution No. 14, Series of 2020, a Resolution Approving the Purchase of a Deed Restriction Interest in Property (Type III Deed Restriction) in the Town of Vail Legally Described as Unit 6, Vail Heights Condominiums, Eagle County, Colorado with a Physical Address of 2079 Chamonix Lane, Unit 6, Vail Colorado; and Setting Forth Details in Regard Thereto.

Presenter: Lynne Campbell, Housing Coordinator

MOTION: MOFFET SECOND: MORALES VOTE: 5-0 APPROVED

- 4.6. Resolution No. 15, Series of 2020, a Resolution Approving the Purchase of a Deed Restriction Interest in Property (Type III Deed Restriction) in the Town of Vail Legally Described as Unit No. 13, Aspen Tree Condominiums, Eagle County, Colorado with a Physical Address of 931 Red Sandstone Road, Unit 13, Vail Colorado; and Setting Forth Details in Regard Thereto.

Presenter: Lynne Campbell, Housing Coordinator

MOTION: MORALES SECOND: MOFFET VOTE: 5-0 APPROVED

- 4.7. Resolution No. 16, Series of 2020, a Resolution Approving the Purchase of a Deed Restriction Interest in Property (Type III Deed Restriction) in the Town of Vail Legally Described as Condominium Unit A-26. The Valley Condominiums, Eagle County, Colorado with a Physical Address of 1524 Buffehr Creek Road, Unit A-26, Vail Colorado; and Setting Forth Details in Regard Thereto.

Presenter: Lynne Campbell, Housing Coordinator

MOTION: MOFFET

SECOND: WILKINS

VOTE: 5-0 APPROVED

- 4.8. Resolution No. 17, Series of 2020, a Resolution Approving the Purchase of a Deed Restriction Interest in Property (Type III Deed Restriction) in the Town of Vail Legally Described as Condominium Unit A-8, Heather of Vail Condominiums, Eagle County, Colorado with a Physical Address of 5197 Black Gore Drive, Unit A-8, Vail Colorado; and Setting Forth Details in Regard Thereto.

Presenter: Lynne Campbell, Housing Coordinator

MOTION: MORALES

SECOND: MOFFET

VOTE: 5-0 APPROVED

- 4.9. Resolution No. 18, Series of 2020, a Resolution Approving the Purchase of a Deed Restriction Interest in Property (Type III Deed Restriction) in the Town of Vail Legally Described as Condominium Unit 8, Columbine West Condominiums, Eagle County, Colorado with a Physical Address of 2823 Kinnikinnick Road, Unit 8, Vail Colorado; and Setting Forth Details in Regard Thereto.

Presenter: Lynne Campbell, Housing Coordinator

MOTION: MOFFET

SECOND: MORALES

VOTE: 5-0 APPROVED

- 4.10. EHU Compliance Enforcement Policy Recommendation

Presenter: George Ruther, Housing Director

Ruther reviewed the reason for a compliance enforcement update and noted the Housing department is looking for a recommendation to the Vail Town Council for the June 16, 2020 meeting. There are opportunities for improvement and to simplify the annual compliance submittal process. The Town attorneys and Housing department recommend

- Zero tolerance, 100% compliance
- Create online compliance process
- A \$250 fee for non-compliance
- A \$100 per day, per infraction fine until non-compliance resolved
- A lien process on the property begins as soon as non-compliant and will be used as a fee collection method

McDougall suggested an exemption or postpone method be codified to allow for exceptions for life circumstances so if an exemption is needed it is not arbitrary.

Ruther will discuss with the attorneys noting the intention is 100% compliance.

The Authority is in support of the policy recommendation.

Ruther will bring back for final approval after receiving Council feedback.

5. Matters from the Chairman and Authority Members

- 5.1. Matters from the Chairman and Authority Members

Presenter: Steve Lindstrom, Chairman

Ruther provided an update and next steps for alternative housing sites and Booth Heights. Council requested 7 steps to address wildlife habitat. There is an opportunity to relocate the Booth Heights project to Middle Creek Lot 3. Middle Creek Village lease has to be amended and subdivision process first. The Town hired 359 Design to draft a concept of residential housing on Lot 3.

Next step is to look at other sites that could accommodate housing, 3 have been identified and suggested by the Town Council:

- Donovan Park Middle Bench
- West Middle Creek Parcel, between Middle Creek Village and Solar Vail
- CDOT parcel at the corner of Spruce Way and Columbine Drive in East Vail

The point of looking at alternate sites is to demonstrate the Town/Housing can identify and meet the housing plan goals. The Town needs to look for opportunities to relocate Children's Garden of Learning (CGL). The Town looked for a partnership opportunity between Vail Recreation and CGL at opportunity to renovation the Vail Gymnastics center to accommodate an early learning center.

Moffet expressed concern at the direction being taken. He thinks going this direction is a way to avoid political backlash for Booth Heights. Upside is an opportunity to redevelopment of Timber Ridge, thinks the Authority needs to weigh in on parking requirement updating. Why are we letting parking restrict density?

Ruther stated the Town is looking at alternatives for other housing sites. Community Development has been instructed by Council to review alternatives and options to address parking with regarding to housing zone district.

The Authority is concerned the Highline redevelopment project is a lost housing opportunity at no cost to the Town due to the recent height reduction and lost units.

Morales noted Vail Health is on track to complete their Vail InDEED version of funding for a deed restriction. Vail health held a lottery for their employees and will contribute funds to the employee's purchase in exchange for a deed restriction. This deed restriction will apply toward the new hospital's employee housing requirement.

The Authority will hold the June 23, 2020 meeting via Zoom and expect to have the July 14, 2020 meeting in the Council Chambers.

Moffet motioned to leave the regular meeting and enter executive session.

MOTION: MOFFET

SECOND: MORALES

VOTE: 5-0 APPROVED

6. Executive Session

- 6.1. 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.

Presenter: Lynne Campbell, Housing Coordinator

Moffet motioned to exit executive session. Wilkins was not in executive session and did not rejoin the meeting.

MOTION: MOFFET SECOND: MC DOUGALL VOTE: 4-0 APPROVED

7. Any Action as a Result of Executive Session

7.1. Action as a Result of Executive Session

Morales motioned for Housing staff to continue with the Vail InDEED applications as reviewed in executive session.

MOTION: MORALES SECOND: MOFFET VOTE: 4-0 APPROVED

8. Adjournment

8.1. Adjournment 5:10 PM

MOTION: MC DOUGALL SECOND: MOFFET VOTE: 4-0 APPROVED

9. Future Agenda Items

9.1.

- Incentives for Long Term Rentals in the Town of Vail
- Housing Sites Discussion
- Land Banking (sale of GRFA)
- Public Health Housing Incentive, Eagle County Health

10. Next Meeting Date

10.1. Next Meeting Date June 23, 2020

Meeting agendas and materials can be accessed prior to meeting day on the Town of Vail website www.vailgov.com. All housing authority meetings are open to the public. Times and order of agenda are approximate, subject to change, and cannot be relied upon to determine at what time the Vail Local Housing Authority will discuss an item. Please call (970) 479-2150 for additional information. Please call 711 for sign language interpretation 48 hours prior to meeting time.

Housing Department