

EPHA Board Meeting Minutes: July 11, 2018

Staff Present: Naomi Hawf, Scott Moulton, Ginger Tackman, and Carrie Brown.

Members Present: Eric Blackhurst, Phil Frank, Julie Abel, and Pete Smith. Absent Bill Pinkham

Guests Present: Steve Lane, John Vernon and Tim Schiller

1. Call to Order: Eric Blackhurst called the Estes Park Housing Authority Board of Commissioners meeting to order at 8:30 AM on July 11, 2018 at the Town of Estes Park meeting room 203.
2. Public Comments: Tim Schiller asked the board about the Spur 66 Marketing Plan, EPHA will review that document.
3. Reading and Approval of Meeting Minutes for June 13, 2018: Minutes were approved as submitted.
4. Peak View Discussion with Steve Lane: Steve Lane presented an agreement to take the project through entitlement. He also presented a sketch of possible floor plans. A motion was made by Smith to enter into a contract with Basis 1 Architecture to develop plans for the Peak View project, seconded by Frank and the motion passed with one absence.
5. Complex and Development Updates:
  - A. Falcon Ridge: Ginger Tackman reporting
    - i. Occupancy and Delinquency: No vacancy, a loss of \$1,325. Delinquency of \$1,005 from two tenants.
  - B. The Pines: Carrie Brown reporting
    - i. Occupancy and Delinquency: No vacancy, no loss and no delinquency.
  - C. Cleave Street: Carrie Brown reporting
    - i. Occupancy and Delinquency: No vacancy, no loss and no delinquency.
  - D. Peak View: Carrie Brown reporting
    - i. Occupancy and Delinquency: No vacancy, no loss, and no delinquency.
  - E. Talons Pointe: Naomi Hawf reporting
    - i. Occupancy and Delinquency: Two vacancies, loss of \$1,627. Delinquency of \$4,713 from one vacated tenant and two current tenants.
  - F. Lone Tree: Naomi Hawf reporting
    - i. Occupancy and Delinquency: Two vacancies, \$905 loss. Delinquency of \$1,592 from one vacated tenant two current tenants.
6. Reports, Update, and Other Miscellaneous Items: Hawf reporting
  - A. Unit Turnover Report:
    - i. Falcon Ridge- Two units turned.
    - ii. Lone Tree- One unit turned. One remains vacant.
    - iii. Cleave Street- No units were turned.
    - iv. Pines- No units were turned.
    - v. Talons Pointe- No units turned, two remain vacant.
    - vi. Peak View- No units were turned.
  - B. YMCA Update:
    - i. EPHA has met with Brinkman- The Foundry. Brinkman suggested rents be raised \$200-\$300. While they would cover the gap (estimated \$4.1 M) they would be interested in owning and managing the property. EPHA will contact another developer and have information for the August board meeting.
  - C. Peak View update:
    - i. US Bank has provided favorable information regarding terms for refinancing The Pines. EPHA plans to use just one financial institution throughout the Peak View project.
    - ii. The board determined that EPHA will manage the Peak View project and that LHA will be involved on an hourly, as needed basis.

iii. Hawf spoke at the Town of Estes Park Trustee Study Session on July 10, 2018. The Town is open to working with EPHA and expressed interest in master leasing or purchasing units at Peak View.

7. Old Business: None

8. Additional Business:

A. The Dunraven family is still working through the easement process.

B. EPHA will enter into a contract with the seller of property located on Fall River road. Christian Collinet will facilitate that transaction. The purchase of the property is contingent upon rezoning of the property.

9. Executive Director Report:

A. Our 2018 Waiting list Purge is ongoing.

B. July 5, 2018 Hawf spoke at the Windcliff Home Owners Association meeting explaining the housing situation in Estes Park and what is being done in our community. There were approximately 30 people present.

C. John Nicholas of the Economic Development Council has stated that some in our community are questioning the 2016 Housing Study. Blackhurst will work with Nicholas in supporting and explaining that study.

D. EPHA will donate \$200 to the Estes Valley Restorative Justice Partnership golf tournament.

E. Adjourn: 9:58 AM

Minutes submitted by Carrie Brown 7/11/2018