

EPHA Board Meeting Minutes: October 10, 2018

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

Members Present: Phil Frank, Bill Pinkham, and Pete Smith.

Members Absent: Eric Blackhurst and Julie Abel

Guests Present: Jon Nicholas, Rita Kurelja, Jim Pickering and John Vernon.

1. Call to Order: Phil Frank called the Estes Park Housing Authority Board of Commissioners meeting to order at 8:39 AM on October 10, 2018, at the Town of Estes Park meeting room 203.
2. Public Comment: No public comment.
3. Reading and Approval of Meeting Minutes for September 12, 2018: Minutes were approved as submitted.
4. Complex and Development Updates:
 - A. Lone Tree: Scott Moulton reporting
 - i. Occupancy and Delinquency: One vacancy, loss of \$824, delinquency of \$4,698 from five current tenants and one vacated tenant.
 - B. Talons Pointe: Scott Moulton reporting
 - i. Occupancy and Delinquency: Two vacancies, loss of \$1,258, delinquency of \$5,958 from two vacated tenants and three current tenants.
 - C. The Pines: Carrie Brown reporting
 - i. Occupancy and Delinquency: No vacancy, no loss, no delinquency.
 - D. Cleave Street: Carrie Brown reporting
 - i. Occupancy and Delinquency: No vacancy, no loss, no delinquency.
 - E. Peak View: Carrie Brown reporting
 - i. Occupancy and Delinquency: No vacancy, no loss, no delinquency.
 - F. Falcon Ridge: Ginger Tackman reporting
 - i. Occupancy and Delinquency: Two vacancies, loss of \$1,110, delinquency of \$1,825 from one vacated tenant, \$240 from four current tenants.
5. Reports, Update, and Other Miscellaneous Items: Scott Moulton reporting
 - A. Unit Turnover Report:
 - i. Lone Tree- No units turned.
 - ii. Talons Pointe - Two units turned.
 - iii. The Pines- No units turned.
 - iv. Cleave Street- No units turned.
 - v. Peak View- No units turned.
 - vi. Falcon Ridge- One unit turned.
 - B. YMCA Update:
 - i. YMCA has contracted the planning services of RLH engineering, Inc. EPHA has planned a meeting with them on October 23, 2018.
 - ii. Housing Now Conference produced possible funding sources including CHFA and HUD 221 Loan.
 - C. Peak View Update:
 - i. Neighborhood meeting was held on 9/26/2018.
 - ii. October 17, 2018 application for development (collapsing current lot lines) will be submitted to the Town of Estes Park.
 - iii. Proforma recap (no town funding). See attached.
 - iv. LHA a possible funding source (\$500,000).
 - D. Jon Nichols, Opportunity Zones (Peak View and YMCA)

- i. Nichols explained to the group what Opportunity Zones are, where the boundary lines lie and that these tax benefits can be attractive to investors.
- ii. EDC Board seeks an EPHA representative to sit on their board, approximate membership cost \$3,000-5,000. EPHA will appoint member at November Board meeting.

E. Castle Ridge update:

- i. Trail Ridge Engineering has been contracted to review the property and submit plans and costs to develop.
- ii. Application to rezone will be submitted to Planning Commission on October 16, 2018.

6. Old Business: None

7. Additional Business: None

8. Executive Director Report:

- i. Letter of Credit has been released for Falcon Ridge, \$161,677.43 will be returned to EPHA.
- ii. Closings for The Neighborhood, including DPA loan, Friday 10/12/2018 and Vista Ridge 10/15/2018. Commission of .05% each paid to EPHA.
- iii. CHFA Audit for Talons Pointe and Falcon Ridge on 10/05/2018 resulted in minimal findings.
- iv. Hawf will attend "Hammering Out the Deal" training October 24-25 and NDC Spreadsheet for Rental Housing on November 6-8.

9. Adjourn: 9:58 AM

Minutes submitted by Carrie Brown 10/11/2018