



Meeting Minutes

RHA Board of Directors

November 17, 2022, 2:00–4:00 p.m.

Bayfield Town Hall

A. Meeting Called to order by chairwoman Kim Baxter at 2:00 pm

B. Introductions and Roll Call

NAME	AFFILIATION	Attendance Drop Down
Marsha Porter-Norton	La Plata County	Online
Mike Segrest	La Plata County	Online
Kim Baxter	City of Durango	Present
Eva Henson	City of Durango	Present
Kathleen Sickles	Town of Bayfield	Present
Nikol Killian	Town of Bayfield	Present
Mark Garcia	Town of Ignacio	Absent
Clark Craig	Town of Ignacio	Present
Patrick Vaughn	Member at large	Present

Also in attendance:

Pam Moore, Homes Fund

Elizabeth Salkind, Housing Solutions of the Southwest (remote)

Laurie Roberts, United Today, Stronger Tomorrow

Laura Lewis Marchino and Shak Powers, Region 9 EDD

Rachel Taylor, Habitat for Humanity of La Plata County (remote)

Michael French, Michelle Furi, and J.J. Desrosiers, La Plata Economic Development Alliance

All attendees introduced themselves.

C. Public Comment

Laurie Roberts: expressed that her question at the last meeting was not addressed. She stated she has been attending all meetings, and she is concerned that the RHA is not hiring a “body” or Executive Director. She said that she waited and listened during the last meeting but was unclear how contracting with the La Plata Economic Development Alliance would accomplish that objective. “I don’t know how switching from getting an ED to going with the LPEDA is going to result in a “body.” I was surprised that the job description states that the ED would have to fundraise for their own position. (Ms. Roberts arrived late but was invited to make her comments to the board by Chairwoman Baxter)

D. Approval of Agenda

Patrick Vaughn asked that an at-large update be added to the member updates at the end of the meeting.

Counselor Baxter asked that the budget discussion be added to G.1 of the agenda.

Patrick Vaughn motioned to approve the agenda as amended, and Clark Craig seconded to approve the agenda. Roll call. All yays. The motion passed unanimously.

E. Consent Agenda

- a) Minutes from Oct. 10, 2022
- b) Financial Statements through Oct. 31, 2022

Commissioner Porter-Norton made a few edits to the minutes and asked whether they should be removed from the consent agenda.

Clark Craig motioned, and Pat Vaughn seconded to approve the consent agenda with the changes to the October minutes. Roll call. All yays. The motion passed unanimously.

F. Decision Items

- 1. Procurement Exception - Laura Lewis-Marchino

Laura Lewis Marchino gave an overview of her email with David Lieberman, the RHA attorney, regarding procurement procedures.

Patrick Vaughn motioned, and Clark Craig seconded to approve the exception to RHA's procurement procedures. Roll Call. All yays. The motion passed unanimously.

- 2. Administration Contract with La Plata Economic Development Alliance

Laura Lewis Marchino gave an overview of contract suggestions from the attorney.

Marsha Porter-Norton moved, and Katie Sickles seconded to execute the administrative contract for the alliance effective immediately. Roll call. All yays. The motion passed unanimously. Chairwoman Baxter signed the contract

The chair also expressed her gratitude to Laura Lewis Marchino and Shak Powers for having administrated the RHA previously.

- 3. Funding IGA

Marsha Porter-Norton explained the two-year agreement which funds the RHA.

Mike Segrest arrived at the meeting via Zoom

Katie Sickles motioned to approve the 2023-2025 funding agreement for the Regional Housing Alliance. Clark Craig seconded. Roll Call. All yays. The motion passed unanimously.

- 4. RHA Financial Review - Matt Huntley, Frederick Zink and Associates

Laura Lewis Marchino explained that all requested changes were made, and the TABOR documentation was included. The RHA attorney reviewed it and approved.

Clark Craig motioned, and Katie Sickles seconded to approve the financial review. Roll Call. All Yays. The motion passed unanimously.

G. Discussion/Updates

1. Alliance Contract Discussion for 3-Year workforce development strategy and funding implementation
-Michael French, La Plata Economic Development Alliance

Mike French gave an overview of the proposal for the RHA board's benefit. Hard copies were distributed to board members and public participants in attendance. Digital copies were sent to the board members online.

Laura Lewis Marchino suggested that perhaps the administrative fees for legal, insurance, etc., should not be included in this contract. Katie Sickles and Kim Baxter asserted that they want to be sure that our insurance covers the alliance as additionally insured.

Kim Baxter asked to like to gauge the temperature of the board and whether they want to pursue the Alliance proposal because the next step will be a legal review. The board was very excited and prepared to move forward.

Kim Baxter would like to have board members (maybe Marsha Porter-Norton and Kim Baxter) sit down with Mike French and Michelle Furi to refine some details on getting a contract.

Prior to voting, Kim Baxter reminded the board that she also sits on the board of the La Plata Economic Development Alliance. She did not see this as a conflict of interest but volunteered to recuse herself if anyone on the board disagreed. No board member saw a problem with it, and the vote proceeded. During voting, Mayor Craig similarly added, "for clarity, our business is a member of the alliance, and there is no conflict for me here."

Katie Sickles motioned, and Patrick Vaughn seconded to move forward with the Alliance administrative contract. Roll Call. All Yays. The motion passed unanimously.

The board supported Marsha Porter-Norton and Kim Baxter sitting down with Mike and Michelle to work out details as soon as possible. And moving the December board meeting to the 8th so that the board can vote on approval.

G.1 Budget Discussion

Laura Lewis Marchino reported on her meeting with Mark Garcia regarding the release of funds on the financial statements –there was no issue with the budget.

Kim Baxter recommended leaving the "General Operating" line item on the budget as it is easier to have a line item and not spend it than to need it and not have it. The was broad agreement with her conclusion.

2. [Housing Affordability Tool from CSU Extension](#) - Commissioner Marsha Porter-Norton

Marsha Porter-Norton explained the tool, and Patrick Vaughn added that he had also used it. It is an interesting tool but does not tell us much we do not already know.

3. Grants, applications, and submission discussion - Commissioner Marsha Porter-Norton
a) Grant application spreadsheet - Patrick Vaughn,

Marsha Porter-Norton expressed gratitude to Patrick Vaughn for pulling the grant matrix together. Knowing what everyone else is doing is helpful. Patrick Vaughn – if there are changes to be made before the grant writer gets on board, please send them to me. The matrix will be useful for the alliance coordinator.

Eva Henson gave feedback on her pre-application meeting with DoLA regarding the available \$93M in awards. There are 54 letters of intent that have been submitted. It is frustrating that we have to be competitive with our counterparts.

Marsha Porter-Norton also informed the board that there would be another round coming out 1277 and 1304 for additional grant funds and homeless funding.

4. Recurring meeting dates (included in Alliance Admin Contract) - Eva Henson

Eva Henson - made the suggestion to make the RHA meetings reoccurring for ease of scheduling and possibly move them to 2nd Thursday of the month.

The alliance will modify exhibit B of its contract to reflect the change.

The December meeting will be rescheduled for December 8th from 2 pm – 4 pm and will be held in Durango.

H. Presentations and Engagement with Non-RHA Entities

None

I. Member Updates

1. Town of Bayfield

Nicole Killian – We are waiting on some CDOT grants to make highway improvements and pedestrian crossings. In terms of housing, we have an interview with DoLA on the 29th for Cinnamon Heights. We are waiting on funding for a development. There are two multifamily projects – one is voluntarily deed restricting in conjunction with FLC, and the other has a lot of neighbor opposition that we are working on.

Bayfield has a tiny home community under development. We are updating our land use code. We need to make some amendments to our comp plan. We have a grassroots working group. The LPEDA will be talking about economic development to the working group.

2. City of Durango

Eva Henson – the developer TWG, based in Indianapolis, has closed on the Best Western. We have been working with HUD on the \$3M congressional grant. The HUD grant was signed two days before the Best Western closing, narrowly avoiding a red tape requirement. The Gauge apartments will be 89 units on Escalante Dr., with 14 units for rental. Modular construction will begin and is anticipated to finish in October

2023. Another apartment complex has a potential 25 affordable units that are still in negotiation. We are working on homeownership units if we get the DoLA money. We went to the City council for additional funds for a housing innovation position that will be available soon.

3. Town of Ignacio

Clark Craig – Ignacio approved the annexation of south properties on Monday night. Some neighbors were in opposition. The annexation is not quite “shovel ready,” but that can be fast-tracked. The Town has partnered with Ignacio public schools to build a proof-of-concept home on their property with timber age.

4. La Plata County

Marsha Porter-Norton - Thanks to Region 9 for all you did. Our DoLA meeting is Friday. We have three letters of intent (LOIs) we put in. Code work is on the Commissioners’ work plan for 2023. They want to update the code for affordable housing. They will release a notice of funding of \$1M for solutions for the unhoused in the second phase of closing purple cliffs. The goal is to make homelessness as temporary as possible, as there were seven families living in the purple cliffs encampment. This will be ARPA dollars. Four other counties in the recent election passed ballot initiatives to reallocate lodgers’ tax dollars. If we want to do this next year, it could be something the RHA helps us with. We are making significant progress with the Alliance in La Plata. This is a great place where the catalyst fund can help.

5. Member at Large

Patrick Vaughn - belongs to the Urban Land Institute, a think tank that gets together twice a year. They evaluate a project to see what worked and what didn’t. They toured Sun Valley development in Denver S. of the stadium and N. of 6th Ave. They scraped the 333 units and are replacing them with 1,743. Seven hundred eighty-three will be affordable, and the rest is market rate. Well-built units. Takeaways: the development, grants, and tax incentives to build it took ten years. As I mentioned, Denver staff were a big hurdle to overcome. We need to be patient, diligent, and vigilant in this process.

J. Meeting Adjourned at 3:58 pm.