



Meeting Minutes

RHA Board of Directors

December 8, 2022, 2:00–3:30 p.m.

Center for Innovation, Durango

A. MEETING CALLED TO ORDER by chairwoman Kim Baxter at 2:05 pm (00:02:50)

B. INTRODUCTIONS AND ROLL CALL (00:03:11)

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

Also in attendance:

- Will Wayland, Visit Durango
- Laurie Roberts, United Today, Stronger Tomorrow
- Michael French and J.J. Desrosiers, La Plata Economic Development Alliance
- Michelle Furi, La Plata Economic Development Alliance (online)
- Elizabeth Salkind, Housing Solutions of the Southwest (online)
- Laura Lewis Marchino and Shak Powers, Region 9 EDD(online)
- Rachel Taylor, Habitat for Humanity of La Plata County (online)
- David Liberman, RHA Attorney (online)
- Nikol Killian, Town of Bayfield (online)
- Lisa Bloomquist Palmer, HomesFund

All attendees introduced themselves.

C. PUBLIC COMMENT (00:04:17)

Laurie Roberts: reported being confused about the RHA placing a job opening for an Executive Director at \$150k and now awarding a contract to the LPEDA for a lesser amount. She was also confused about the role Project Moxie would play as a subcontractor. She said she doesn't understand how decisions are being made.

Marsha Porter-Norton Volunteered to speak with Ms. Roberts after the meeting and give her a thorough explanation. Kim Baxter encouraged Ms. Roberts to stay and listen to the LPEDA report as it will answer questions.

D. APPROVAL OF AGENDA (00:08:30)

No disclosure of conflicts of interest

Mike Segrest motioned to approve the agenda, and Pat Vaughn seconded to approve the agenda. The motion passed unanimously by vote.

E. CONSENT AGENDA (00:09:10)

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

Pat Vaughn motioned, and Marsha Porter-Norton seconded to approve the consent agenda. The motion passed unanimously by vote.

F. DECISION ITEMS (00:09:30)

1. Funding IGA (00:09:35)

It was noted that the version in the packet was different from the one handed out in person, which was sent out by Ms. Porter-Norton earlier in the day and contained minor revisions from the La Plata County Attorney. It was determined that the municipalities had already collected signatures on version 3 of the contract, and since there were no substantive changes in the new version, that version 3 should be adopted. The board agreed but reserved the option to add the lawyers' amendments later.

Mike Segrest motioned, and Eva Hanson seconded to approve version 3 of the RHA Funding IGA. The motion passed unanimously.

2. Professional Services Contract with La Plata Economic Development Alliance (00:22:55)

Mike French confirmed that the version before the board had been reviewed by all proper attorneys.

Katie Sickles moved, and Mike Segrest seconded to approve the professional service contract for the Alliance. The motion passed unanimously.

3. 2023 Budget Resolution (00:24:25)

Mike Segrest raised concerns about TABOR reserve requirements. The board discussed TABOR reserve at 3%. Mr. Garcia will adjust the reserve amount to be 3% of expenditures for the 2023 budget and the 2024, 2025 estimates. Mr. Segrest's concerns were satisfied.

Marsha Porter-Norton motioned to approve Resolution 2022-01, Approving the 2022 RHA budget. Katie Sickles seconded. The motion passed unanimously.



4. Fund Balance Policy (00:33:10)

Ms. Baxter suggested considering a fund balance policy that keeps a minimum fund balance for the RHA to ensure operational costs are met. The issue was tabled but was flagged as something important to continue to discuss.

No decision to be made

Admin Request: please add an item to the January agenda regarding a fund balance policy

G. DISCUSSION/UPDATES (00:41:28)

1. Meeting Minutes and Locations Discussion (00:41:30)

Kim Baxter suggested removing any blank pages in the packets. She also suggested simplifying minutes to action and answer format and relying more on recordings for further details. The board agreed on both points. Recordings will be by request and not publicly posted until such time as the RHA has its own website and can revisit the issue.

Admin Request: please add an item to the January agenda regarding the website

2. Community Outreach (00:45:29)

The board agreed that a one-page press release based on the scope of work from the Alliance under the new contract would be a good idea. The Alliance will expedite a draft for board members to review, but it does not require board approval. The press release should include information about a forthcoming website.

3. RHA Policy Committee (00:47:55)

Marsha Porter-Norton asked if the board would like to have a formal policy committee since an informal one had existed previously but did not meet often. The board decided there is a role for RHA to lead the charge in terms of advocacy and policy. Colorado Housing was brought up as an avenue to pursue these goals; Mike Segrest volunteered to make contact with them.

Admin Request: please add an item to the January agenda regarding the Colorado Housing and Policy

4. Meeting Location (00:52:30)

The board liked the idea of having a consistent meeting place for the purposes of public transparency and desired a good Zoom connection with excellent audio. The board instructed Mike French to find a suitable



location. Mr. French indicated that it would likely be the FLC Center for Innovation. Marsha Porter-Norton would like to be flexible about having field trips to all communities.

5. Use of grant revenue (00:57:19)

Resolved in budget discussion (Agenda Item F3).

6. Upcoming HB1304 and HB1377 Grants: Any Member Updates (00:57:45)

Ms. Henson led a discussion about two State of Colorado funding sources, HB1304 and HB 1377, and relayed that there was recently a webinar on the subject. Updates were given by several entities in the RHA which have submitted proposals under these two State programs. Mr. Henson said she believed information would come forth by the 12th regarding if Letters of Intent (LOIs) would be given approval for full grant submission. There were no action items.

H. MEMBER UPDATES (01:02:20)

1. Town of Bayfield (01:02:25)

Katie Sickles – Hopeful they will receive \$2.8 million for Cinnamon Heights. The site visit is complete, and the town is meeting with the HOA on Friday to discuss pre-fabs. The town will need to replat as well. They also received 28 applications for the Town Marshall and are considering a lodger’s tax ballot measure *before* there is a hotel.

2. City of Durango (01:03:47)

Eva Henson – The grant matrix has been updated. The city received an award letter for HB 21-1271 Planning. It will be for studies relating to updating fair share and inclusionary zoning. Released the RFP for a consultant and/or legal team to help with that process. It will close on December 16th. Engaging with Roots Policy. The city adopted the 2023 budget, which includes a new position – the Housing Coordinator. The position will be posted today. The Animas Overlook Town Home lottery with HomesFund will take place for four income-restricted units. There are 57 applicants. The LOI for HB21-1271 was submitted on 9/1. 54 LOI’s were submitted for 18.5M that DOLA is distributing. The city is being strategic about how it is applying. Notification from DOLA should be between December 8th and 12th.

Kim Baxter - in the recent election, the city asked to keep excess lodgers tax proceeds (as per TABOR), and the ballot measure was approved by 60%. Roughly \$600,000 is earmarked (one time) for housing. The city council sees this as an indication that there is a good opportunity to rewrite the lodger’s tax to provide some long-term funds for housing.

Ms. Baxter will not be running for re-election, and Ms. Henson just had her one-year anniversary with the city and has procured 209 units which are more than the city has gotten since 2015.



Admin Request: A request was made to add an item to the January agenda regarding developing a dashboard to gauge the progress towards the goal of the 617 units laid out in the roots Roots strategy meeting.

3. Town of Ignacio (01:17:25)

Clark Craig – No substantive updates

4. La Plata County (01:17:36)

Marsha Porter-Norton and Mike Segrest – The County submitted an LOI to DOLA with three projects. The feedback from DOLA is that they would like to focus on improving the Westside Mobile Home Park to facilitate annexation. The current plan includes annexation into the city and adding an additional 20 units. The County sent out a NOFA of ARPA funding available for medium- to long-term solutions related to the unhoused issues.

5. Member at Large (01:22:15)

Patrick Vaughn – No substantive updates

Admin Request: Ms. Baxter requested to add an update from the Alliance as a permanent agenda item.

Admin Request: Marsha Porter-Norton requested that reallocated county loggers' tax be discussed in January regarding where that money could go. Possibility of forming an issue committee or a citizen group.

I. **MEETING ADJOURNED** at 3:31 pm. (01:30:00)

