



SUMMIT COUNTY HOUSING AUTHORITY
(SHA)

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**SUMMIT COUNTY HOUSING AUTHORITY
MEETING AGENDA
Tuesday, February 11, 2020, 2:30 p.m.
(or soon thereafter as the meeting can be held)
County Commissioners' Meeting Room; Summit County Courthouse
208 Lincoln Avenue, Breckenridge, Colorado**

*For assistance or questions regarding special accommodations, accessibility,
or available audio/visual equipment, please contact 970-453-3403 as soon as possible.*

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF AGENDA**
- IV. CITIZEN COMMENT**
- V. CONSENT AGENDA**
 - A. Approval of Minutes from the January 28, 2020 Summit County Housing Authority Board Meeting
- VI. NEW BUSINESS**
 - A. Recommended continuance of discussion and next steps regarding SHA Resolution 2020-02 acquisition of the existing conservation easement (CE) interests on a 6.125 acre portion of Parcel 1, County Commons PUD (Reception #558051) and termination of such CE for a senior living and affordable workforce housing development
- VII. ADJOURNMENT**

**This agenda is subject to change at any time. Please contact the Manager's Office or visit our website to obtain updates at: <http://www.summitcountyco.gov>*



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Breckenridge, CO 80424

**SUMMIT COUNTY HOUSING AUTHORITY
BOARD MEETING
Tuesday, January 28, 2020, 2:30 p.m.
(or soon thereafter as the meeting can be held)
SUMMARY MINUTES**

I. CALL TO ORDER

The Meeting of the Summit County Housing Authority Board on Tuesday, January 28, 2020 was called to order by Chair, Karn Stiegelmeier, at 3:29 p.m. in the County Commissioners' Meeting Room, Summit County Courthouse, 208 Lincoln Avenue, Breckenridge, Colorado.

II. ROLL CALL

Board Members present and answered to the roll call were:

Karn Stiegelmeier, Chair
Thomas C. Davidson, Vice-Chair
Elisabeth Lawrence, Commissioner
Scott Vargo, Secretary/Exec. Director
Martina Ferris, Financial Officer
Jason Dietz, Asst. Exec. Director
Sarah Vaine, Asst. Exec. Director
Bentley Henderson, Asst. Exec. Director
Jeffrey Huntely, Summit County Attorney

III. APPROVAL OF AGENDA

The agenda was approved, as presented.

IV. CONSENT AGENDA

- A.** Approval of Minutes from the February 19, 2019 Summit County Housing Authority Board Meeting **Approved as presented; and**
- B.** Consideration of a resolution providing for the appointment of officers, execution of documents, posting of notices, amendment to bylaws, and other matters. **Approved Resolution 2020-01; and**
- C.** Consideration of a staff recommendation to develop a portion of Parcel 1, County Commons PUD for a senior living and affordable workforce housing development **Approved as presented; and**
- D.** Consideration of an intergovernmental agreement with Summit County, Colorado regarding the joint development of a housing project on Parcel 1, County Commons PUD **Approved as presented; and**

MOTION: A motion was made by Commissioner Davidson and seconded by Commissioner Lawrence to approve the Consent Agenda, items A-D, including Resolution 2020-01 as referenced above.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

V. NEW BUSINESS

A. Consideration of a resolution authorizing the acquisition of the existing conservation easement (CE) interests on a 6.125 acre portion of Parcel 1, County Commons PUD (Reception # 558051) and termination of such CE for a senior living and affordable workforce housing development

Jeff Huntley gave a brief background and noted that negotiations have continued at length with Colorado Open Lands to acquire the conservation easement interests on a 6.125 acre portion of Parcel 1. The proposed resolution notes that attempts to negotiate a good faith acquisition of the property have failed so far for various reasons. An intergovernmental agreement was also approved today between the County and the Summit County Housing Authority which establishes a joint effort to develop a senior living and affordable housing project.

At this point in time, we are requesting that the SHA authorize the sending of the final offer letter and 121 Notice to Colorado Open Lands dated January 28, 2020, which includes additional sums above what was originally offered by the County for this acquisition.

Staff recommended approval of the proposed resolution and final offer and 121 Notice to Colorado Open Lands. The response deadline is 1 p.m. on Monday, February 10, 2020.

Scott Vargo commented that there were citizens comments made during your Regular Meeting earlier today regarding the conservation easement on the parcel, commonly known as the Fiester. He recommended that those citizens' comments also be incorporated into the Summit County Housing Authority Minutes as well for the record.

MOTION: A motion was made by Commissioner Davidson and seconded by Commissioner Lawrence to approve Resolution 2020-02, a Resolution authorizing the acquisition of the existing conservation easement (CE) interests on a 6.125 acre portion of Parcel 1, County Commons PUD (Reception # 558051) and termination of such CE for a senior living and affordable workforce housing development

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VI. CITIZEN COMMENT *(inserted from the January 28, 2020 BOCC Regular Meeting)*

Ben Little noted his support for conservation easements and opposition to their condemnation, specifically regarding the parcel commonly known as "Fiester Preserve". He spoke to note the importance of a buffer between Bill's Ranch and the County Commons.

Don Cacace asked the Commissioners to change their minds and noted commitments made by both the Board of County Commissioners and Colorado Open Lands.

Karen Little spoke to ask the members of the audience to show the commitment of Summit County voters to the protection of open space.

John Bahde spoke in opposition to changing the parcel of land protected under the easement.

Thea Tupper noted her concerns about contracts being invalidated.

Andy Searls, representing Staying in Summit, noted the importance of Senior housing in Summit County.

David Bittner noted that he was recently involved in replanting of the parcel and feels that there is value to the land.

Steve Cornwell noted his concerns about potential visual impacts of developing the parcel.

Steve Novotany stated that the parcel backs to his property and that he feels other locations could work for Senior Housing.

Jeni Friedrich, representing the Summit Association of Realtors, read a letter in opposition to development of the parcel commonly known as "Fiester Preserve".

Angela Poon expressed support for using the Lake Hill property for Senior housing.

Kim Nearpass noted concerns about whether residents can trust their local government, and whether citizens want the proposed condemnation.

VII. Continuance of meeting to next meeting date.

Mr. Huntley suggested continuing the meeting to Tuesday, February 11th so that staff can report back on the results of the final offer and 121 Notice to Colorado Open Lands in the event further action is warranted.

MOTION: A motion was made by Commissioner Davidson and seconded by Commissioner Lawrence to continue to the next Summit County Housing Authority Meeting on February 11, 2020 at 2:30 p.m. or soon thereafter as the meeting can be held in the BOCC Meeting Room, 208 Lincoln Ave. Breckenridge, CO.

MOTION PASSED UNANIMOUSLY BY THE BOARD PRESENT

VIII. ADJOURNMENT

The meeting was adjourned at 3:37 p.m.

Respectfully submitted,

Approved by:



Eva Henson, Deputy Clerk

Karn Stiegelmeier, Chair

NOTE: These minutes are a summary of the proceedings and motions of the January 28, 2020 Summit County Housing Authority Meeting. The complete digital recording is available in the Office of the Clerk & Recorder, Summit County Courthouse, 2nd Floor, 208 Lincoln Avenue, Breckenridge, Colorado 80424.