



Strengthening Community Through Workforce Housing

**MINUTES OF THE FEBRUARY 6, 2019
REGULAR MEETING OF THE
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

CALL TO ORDER: Ron Erickson, Chairperson, called the Regular Meeting to order at 5:00 p.m. The February 6, 2019 meeting was held in the Board of County Commissioners Room, Pitkin County Building, 530 E Main Street.

ROLL CALL: Ron Erickson, Valerie Forbes, Becky Gilbert, Rick Head, and Carson Schmitz were present. Dallas Blaney, Chris Council, and John Ward were absent.

Staff Members in Attendance: Mike Kosdrosky, Executive Director; Cindy Christensen, Deputy Director; and Andrew Miller, Administrative Assistant II.

Rules of Decorum: The Rules of Decorum for APCHA Board Meetings were read by Valerie Forbes.

PUBLIC COMMENT: Erickson opened the meeting to Public Comment for anything not part of the agenda.

- Phyllis Mattice, Assistant County Manager, stated that the requested Guideline policy changes will be reviewed by the BOCC on March 12, 2019 at 11:00 a.m. This will include the fine schedule and creation of a hearing officer position. Mattice requested that the emergency worker procedure and definition that the Board approved last month be brought back to the Board as soon as possible for formal approval.

EXECUTIVE DIRECTOR COMMENTS:

- Kosdrosky updated the Board that APCHA staff and Board members will be participating in three days of Habitat for Humanity in conjunction with the Basalt Vista Housing Project.
- Kosdrosky stated that Dallas Blaney was unable to make the meeting due to the weather, but wanted to comment on the following:
 - Concerned about APCHA's community strategy, particularly given the plan to change the appeals process by hiring a hearing officer as well as the draconian fine structure about to be implemented. He strongly urged the Board to consider using its own funds to hire a communications firm to develop a comms strategy for these and other changes.
 - Agree with the resolutions.
 - Eager to hear about the hear about the latest scheme to restructure the IGA and reconstitute the Board. Seriously concerned about the proposed arrangement to appoint a mix of elected officials and appointed citizens and has serious doubts about the efficacy of placing elected officials on the board at all. Preference is to set up an independent board with the power to make binding decisions. Although it seems this is also one potential outcome of the proposed IGA reforms, it is not clear why elected officials feel the need to reconstitute the board in order to achieve this solution. From his perspective,

this step threatens to replace what is a highly functional and effective board with one that will only produce a toxic mix of elected officials from different jurisdictions, weakly moderated by a minority of citizens board members who receive their appointment to the board from these same elected officials. Assuming an equal number of city and county elected officials on the board with an uneven number of appointed citizens, which jurisdiction will have the right to appoint the majority. Could produce mistrust, tension and resentment. This type of approach may not survive long before the city and county either get a divorce or once again spend the taxpayers' money to restructure the IGA. Ultimately, the only outcome from this arrangement is one that politicizes the board (particularly during election season) and perhaps weakening APCA in the process.

DIRECTOR COMMENTS:

- Gilbert agreed with Blaney's sentiments being against putting elected officials on the Board. Head stated that based on the February 5, 2019 work session, he is pretty sure that the change to having elected officials on the Board will happen. Kosdrosky stated that staff is looking into whether the APCA Board can have elected officials on in it based on the State's multi-jurisdictional regulations.
- Forbes stated that those inquiring information about the Habitat building should contact Andrew Miller.

CONSENT CALENDAR: Head made a motion to approve the Minutes of the January 16, 2019 Regular Meeting, Resolution No. 01 (Series of 2019, Denying the Appeal of Bert Przybylski of the Notice of Violation Date December 13, 2018), and Resolution No. 2 (Series of 2019, Denying the Appeal of Kurt Keller of the Notice of Violation Dated October 3, 2018); Schmitz seconded the motion. All were in favor. Motion passed.

POLICY DISCUSSION:


- Governance Conversation – Amendments to the Fifth Amended and Restated IGA: Erickson stated that a fully independent APCA is not something that will happen tomorrow but suggests that it is the only way to go. There are two options moving forward – to be a department within the City or County, or as a fiscal agent with the City or County. The major difference is who the Executive Director would report. Erickson stated that a citizen minority committee/board is not something he would be interested in serving on. Head stated that there was an opportunity to comment at the work session, but no one did. Gilbert stated that she feels we are not really recognized or really given a chance to make their voices heard and agrees with Erickson that it should be a citizen majority not an elected majority. Erickson made mention of a general atmosphere of a lack of trust for what we were appointed to do. Erickson stated that there is nothing wrong with the current Board makeup and stated that the process is slow and cumbersome making it look like nothing is getting done.
- Notice of Amendments to the Employee Housing Guidelines sent to City Council and BOCC: Phyllis Mattice stated that the BOCC has reserved an hour on March 12, 2019 for this

discussion. Linda Manning, City Clerk, stated that the City Council will be reviewing this on February 11, 2019 to decide on whether to call it up or not.

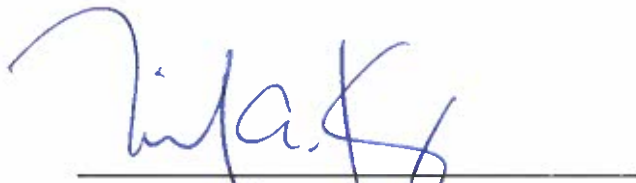
- Deferred Maintenance and Capital Reserves: Erickson stated that the deferred maintenance and capital reserves conversation were the motivating factor for City Council person Adam Frisch. Kosdrosky stated that APCHA has done the HOA study and now are in the process of putting it in report form to bring back to the Board. Kosdrosky has also met with Reserve Associates to draft a comprehensive policy to go forward.
- Forbes asked where APCHA was with the HIMS process. Kosdrosky stated that an updated RFP is ready to be distributed with a new deadline for proposals. Still aiming for the end of the year for implantation.
- Forbes stated that someone she knows applied for a building permit 8 to 12 weeks ago without any approval to date and was wondering if there is anything APCHA can to speed up this process. Christensen stated we can talk with the building department and Kosdrosky stated that we are at their mercy. Kosdrosky stated that there may be an opportunity for an HOA or on a unit level to work with the permitting authority to help expedite the process, this could be a much broader conversation at a later meeting.

The meeting was adjourned at 5:53 p.m.

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY



A. Ronald Erickson, Chairperson



Michael A. Kosdrosky, Secretary