



**MINUTES OF THE APRIL 6, 2022  
REGULAR MEETING OF THE  
ASPEN/PITKIN COUNTY HOUSING AUTHORITY**

**CALL TO ORDER:** Chairperson Carson Schmitz called the APCHA Board Meeting of April 6, 2022, to order at 4:00 p.m. The APCHA Board Meeting was held in person and through Zoom Meetings.

**ROLL CALL:** Skippy Mesriow, Alycin Bektesh, John Ward, Francie Jacober, David Laughren, and Carson Schmitz were present; Kelly McNicholas-Kury and Rachael Richards were absent.

Staff Members in Attendance: Matthew Gillen, Executive Director; Diane Foster, Assistant City Manager; Cindy Christensen, Deputy Director; Bethany Spitz, Compliance, Policy, and Systems Manager; Madelene Feder, Administrative Assistance II. Also in attendance was Thomas Smith, APCHA attorney.

**PUBLIC COMMENT:** Schmitz opened the regular meeting to Public Comment for items not on the agenda. There being none, Schmitz closed the public comment section of the meeting.

**EXECUTIVE DIRECTOR COMMENTS:** Executive Director Gillen updated the Board on the following:

- Director Gillen reread an email sent to him about APCHA and how it benefits them and the community. APCHA will be holding the first live chat on April 21, 2022, on Facebook.
- Deputy Director Christensen stated there were multiple empty bedrooms up at Truscott and staff is having a tough time filling them because of the income limit. The ad will be up until they filled. There was a one-bedroom sale unit that will come up on Friday.
- Assistant City Manager Foster stated that they have hired the Housing Policy Analyst, she will start in July.
- APCHA had two resignations – Mark Nussmeier, Assistant Property Manager, and Julie Kieffer, Qualification Specialist. These positions will be posted under the new Compensation Plan structure.

**CONSENT CALENDAR:** Ward made a motion to approve the Minutes of the Regular Meeting held March 16, 2022. Mesriow seconded the motion. ROLL CALL VOTE: Jacober, Mesriow, Bektesh, and Ward voted yes. Motion passed. Carson Schmitz abstained.

**UPDATE ON WOODY CREEK PILOT PROGRAM:** Director Gillen started the presentation recap of the Woody Creek meeting that held March 30, 2022. Gillen went over the premise of the program. Some concerns that were brought up from people who attended included that it could be a disadvantage on people who do not want to sell, or an unintended consequence of the program could be that it could push people not to take care of their units.

- Bektesh stated that one of the complaints that did not pertain to the program was “I don’t care what this program is I don’t trust APCHA.” Bektesh requested that staff define what “First right of refusal” meant. APCHA Attorney Smith explained to the Board what “first right of refusal” meant in these instances.
- Foster stated that people that got it, understood what the purpose of the program was and understood APCHA’s reasoning behind it. Some individuals were surprised because of how much APCHA could pay for these units.

- Bektesh stated that there is a lot of distrust with APCA, one of the fears is that APCA would undercut the price. How does APCA “promise” to the community that this will not occur.
- Mesirow stated that people will be upset no matter what because they do not make the decision on if the pilot program starts or not. Jacober suggested that staff hold another meeting with the residents.
- Gillen agreed that there should be another outreach session and there will not be a finalized program until we get all the information and have a policy to move forward with for approval.

**CONTINUED DISCUSSION ON VOLUNTARY/INCENTIVIZE RIGHT-SIZING:**

- Christensen brought back the proposed survey that will go out to all APCA owners to the Board. The Board discussed the survey and made a few additional edits to the document. Once in survey format, APCA will send to the Board to review prior to sending out to all owners.

**APCHA BOARD OF DIRECTOR’S COMMENTS:**

- Jacober is going to Grand Junction to meet with a mobile home developer who is making them for energy efficiency and sustainability. She urged the board to consider this when creating this program.
- Ward gave an update on the new Fire Fighter housing out by the North 40. They are having trouble filling the larger units. The complex has not yet received their CO.
- Bektesh appreciated staff mentioning the difficulty in renting the lower income category units. It is a problem to discuss later.
- Laughren stated that he was excited about the conversations that are going on right now on the Board.

**EXECUTIVE SESSION:** Mesirow made a motion to go into Executive Session to obtain legal advice from APCA’s Attorney and City of Aspen Attorney in accordance with CRS 24-6-402(4)(b) and (e), for a conference with the Authority’s and City of Aspen attorney for the purpose of receiving legal advice on specific legal questions for the legal case *The Centennial Owners’ Association v. APCA, et al, Case No. 2015CV030158-2*. The Board invited Jim True, Sara Ott, and Diane Foster into the Executive Session. Jacober seconded the motion. **ROLL CALL VOTE:** Jacober, Mesirow, Schmitz, Bektesh, and Ward voted yes. The APCA Board went into Executive Session at 5:38 p.m.

Ward made a motion to come out of Executive Session at 6:29 p.m., Jacober seconded the motion. **ROLL CALL VOTE:** Jacober, Schmitz, Mesirow, Bektesh, and Ward voted yes.

Ward made a motion to adjourn the meeting at 6:30 p.m.; Bektesh seconded the motion. **ROLL CALL VOTE:** Ward, Jacober, Mesirow, Schmitz, and Bektesh voted yes. Motion passed.

THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY




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Carson Schmitz, Chairperson




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Matthew Gillen, Secretary