

Leadville Urban Renewal Authority

REGULAR MEETING MINUTES

February 2, 2023, 6:00 P.M.

Virtual Meeting via Zoom

1. Call to Order:

- a. The meeting opened at 6:05 pm.

2. Roll Call:

- a. Present: Board Chair Andrew Purdy, Vice-Chair Tracey Lauritzen, Board Secretary and Mayor Greg Labbe, Board Member Christian Luna Leal, Board Member Dana Greene, Board Member Kayla Marcella, and Board Member Rod Weston.
- b. Also present: City Attorney Linda Michow, Assistant City Attorney Carmen Jackson-Brown, paralegal Amelia Schubert, and Chaffee Housing Trust Executive Director Read McCulloch.

3. Approval of Past Minutes:

- a. Approval of Minutes from January 5, 2023 Meeting: Chair Purdy asked for comments or corrections. No comments. Vice-Chair Lauritzen moved, Mayor Labbe seconded, minutes approved unanimously.

4. Reports:

- a. Treasurer's Report: (Commissioner Kayla Marcella, LURA Treasurer): Commissioner Marcella reported that the distribution from the treasurer's department should come soon; she will connect with the Leadville Finance Director/Deputy City Treasurer Dawna Schneider next week. Commissioner Marcella, Attorney Linda Michow, CLA Consultant Carrie Barlow, and Treasurer Schneider agreed to schedule a meeting to formalize the transition plan for handing off the accounting from Treasurer Schneider to CLA. They hope to clarify the background and LURA's current financial position, then determine how best to transfer funds from the City to LURA, then distribute the TIF according to LURA's shareback agreements. Commissioner Marcella noted that the city paid LURA about \$14K in 2022. LURA stands to receive another \$85K from the city, and an additional increment of approximately \$100K.
- b. Financial Report (Clifton Larson Allen): Attorney Michow gave a summary of their meeting last week. CLA is waiting to get LURA's financial information from Treasurer Dawna Schneider, and then will begin the forensic accounting process.

5. Presentation Items:

- a. Background on urban renewal laws and TIF (Linda Michow, City Attorney): Attorney Michow gave a detailed presentation about the history and structure of LURA, including how the TIF and the sharebacks are calculated.
- b. Chaffee Housing Trust (CHT) Update (Read McCulloch, CHT Executive Director):

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- i. Mr. McCulloch reported that CHT has started work but Architect Ronnie Pelusio came back and had some problems with the design. CHT is revising some of the drainage issues, rear patio design, and some window designs. This has delayed construction by a couple of months. CHT has initiated conversations with Tim Bergman about expedited review for affordable housing programs, to shave some time off the clock. They should start construction in May. After initial site design and laying the foundation, the modular buildings will be delivered in August and ready for inhabitation by the end of the year. Currently the drainage on the site is the biggest obstacle. The slope of the site made it difficult to bring the units down to sidewalk level, and to ensure the drainage diverts the water correctly.
- ii. High Country Bank preliminarily approved the financing, now waiting on appraisal. CHT was approved for a \$600K grant from the state. Now CHT is waiting on the special entity designation, to allow the title to transfer to the CHT. High Country Bank wants CHT to have title in hand before finalizing the financing.

6. Administrative Matters

- a. All board members confirmed that this meeting time works for the board going forward.
- b. Attorney Jackson-Brown noted that LURA has posted this meeting as “hybrid,” but wondered if anyone is physically in the office, if members of the public show up in person. Mayor Labbe offered to come to the City Hall to host the meetings.

7. **Date of Next Meeting:** Thursday, March 2, 2023, at 6:00pm.

8. **Adjournment:** The meeting adjourned at 6:52 pm