

Leadville Urban Renewal Authority

REGULAR MEETING MINUTES

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

Virtual Meeting via Zoom

1. Call to Order:

- a. The meeting opened at 6:08 pm.

2. Roll Call:

- a. Present: Chair Andrew Purdy, Vice-Chair Tracey Lauritzen, Secretary and Mayor Greg Labbe, Board Member Christian Luna-Leal, Member Rod Weston, and Board Member and Commissioner Kayla Marcella.
- b. Dana Greene joined at 6:15 pm.
- c. Also present: City Attorney Linda Michow, paralegal Amelia Schubert-Zhang, CLA accounting firm representative Carrie Bartow, and Chaffee Housing Trust CEO Read McCulloch.

3. Approval of Past Minutes:

- a. Approval of Minutes from February 2, 2023 Meeting. A misspelling was noted in the Feb. minutes and changed from Tim Berkman to Burgman. Amended minutes approved unanimously.

4. Action Items:

- a. Resolution 23-02, Authorizing the LURA Chair to Execute the Special Warranty Deed Conveying the Property at 1416 Silver Vault Street, Leadville, CO 80461 to CHT-LLCRHA LLC (Special Purpose Entity for Chaffee Housing Trust).
 - i. City Attorney Michow gave background about the updates to the resolution. Board Member Luna-Leal expressed concern about his potential conflict-of-interest because he works as a contractor for CHT. City Attorney Michow expressed her opinion that, since Mr. Luna Leal does not have a direct fiduciary interest in this project, and since the deed in question here has already been determined to be transferred to CHT; given also that Board Member Luna-Leal doesn't benefit directly from this project, and since this deed transfer was established in the initial agreement, and since Mr. Luna-Leal is not a direct beneficiary (he is "housing permeatuar"), there is no direct conflict of interest. The board agreed that Mr. Luna-Leal could nonetheless abstain from this vote. Vice-Chair Lauritzen moved to approve. Board Member Greene seconded. Luna-Leal abstained. All others voted in favor; resolution is passed with 6 in favor, 0 opposed, 1 abstain.

5. Discussion Items:

- a. Financial Report: Carrie Bartow, CLA Principal for State and Local Government. Ms. Bartow has received info from the City Treasurer and is still waiting for further documentation from the County. She also notes that the invoices from CLA haven't been paid. The Board discussed which account should be used to

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pay these bills. Board Treasurer Marcella, Vice-chair Lauritzen, and Ms. Bartow agree to schedule a phone call to address this.

- b. Status report on Railyards:
 - i. Read McCullouch, Chaffee Housing Trust (CHT). Mr. McCullouch reported that the architectural approval delay has been resolved. The plans have gone to the engineers and will go to NTE for design approval, then to the factory to make the modules. Groundwork should happen this summer, modules should arrive Sept/Oct, and the goal remains to get a roof on before winter. Still targeting early 2024 for completion. Financing approval is pending; grants from the state are approved; now bids are out to contractors. Chair Purdy asked about the application timeline; Mr. McCullouch reported that there is already one buyer in the application / approval process, and more are expected. Board member Luna-Leal confirmed that CHT is helping people to prepare their finances, and interested individuals could reach out to CHT directly if they have questions. Chair Purdy suggested that, at the open house, CHT have application material ready for the public, to show that affordable housing is a priority for LURA.
 - ii. Phase 2 update, based on emailed report from Chapin LaChance, the city's planning director. City Attorney Linda Michow reported that Phase 2 is still zoned commercial / highway and has not been amended per the council's approval. The City and developer plan to enter into negotiations, but unclear what the timeline is. Mayor Labbe asked if there will be designated affordable housing. Attorney Michow noted that Mr. LaChance has been working with High County Developers to move that forward.
- c. Updating and formalizing Board member terms (City Council Resolution). The Board reviewed the initial terms for LURA Board appointments. Mayor Labbe pointed out that the original terms don't reflect that city council seats should be coterminous with their seats on the LURA board. Attorney Michow confirmed that nothing formalizes the board terms right now, and suggested the LURA Board ask the City Council to pass a resolution to formalize that. Board Treasurer Marcella agreed to reach out to the St. Vincent General Hospital District to see if they would like to fill their vacant seat.

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6. Administrative Matters

- a.** Mr. Weston thanked Mr. Luna-Leal for bringing up his conflict of interest, as it highlighted their duties as public citizens.
 - b.** Mr. McCullough asked for clarification from Attorney Michow and Chair Purdy about how to record the deed tomorrow.
7. **Date of Next Meeting:** Thursday, April 6, 2023, at 6:00pm.
8. **Adjournment:** The meeting adjourned at 6:38 pm