



MINUTES
City of Glenwood Springs
Housing Commission
September 9, 2020
Virtual
101 W. 8th Street
4:00PM

1. Roll Call
Present: Sumner Schachter, Erin Morelli, Ellen Dole, Sean Nesbitt, Paula Stepp, Hannah Klausman

Not present: Steve Beckley, Matt Spidell
2. Minutes from August 2020
Minutes were not available at time of meeting, moved to the following meeting.
3. City Council Joint Session Summary, Pilot Project Update
Commissioner Schachter summarized the joint session with Council regarding a possible pilot project. City Council gave the go ahead to take the next steps in reaching out to partners and developers for additional information. Project aspects include:
 - No direct costs to City, land only or fee waivers
 - City Council okay with moving forward with both properties
 - Staff clarified that Council gave go ahead for both properties authorizing housing commission to pursue discussions with possible development partners to engage in general conversations about what collaboration would look like.
 - Set up joint housing meeting with Planning and Zoning Commission to discuss possible code changes.
 - Sean Nesbitt suggests doing an RFI as opposed to an RFQ, so the discussions are less specific and more informative on what would work for the partner. This could inform a possible RFP process.
 - Councilor Kaup explained that from the meeting she feels that Council is interested in moving forward. Has heard some push back from the community on the 8th and Midland based on traffic concern. Shelley recommends Housing Commission make reasoned recommendations on

housing type/AMI and come back and present to Council. Suggests not getting too far along with getting partners/proposals lined up before coming back and re-reviewing with Council.

- Jenn Oton, Comm Dev Director, indicated that starting a process of an RFQ, RFI should come back to Council before issuing it to the public.
 - Clarification on commissioners going out and contacting partners. Two commission members, a single Council member, and staff could make those contacts and not exceed public meeting thresholds.
 - Erin Morelli, asked why the Glenwood Green apartments did not finish their development. Interested in knowing plans/phases and what happened?
- a. Next Steps
- a. Create purpose/mission statement for partner contact purposes. (Kathryn, Sumner)
 - b. Create contact list for reaching out. (Steve, Matt on Employers, Sean on developers)
 - c. Draft an RFI guideline for codeveloper (Sean).
 - d. Create a ranking system for these properties if only one is decided for development. Side by side key factors.

Adjourned at 5:00 PM