

El Paso County Housing Authority

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Housing Authority Commissioners
Jack Beuse, Chair
Martie Stott, Vice Chair
Beth Diana
Greg Basham
Steve Posey

EL PASO COUNTY HOUSING AUTHORITY Meeting Minutes *August 10, 2022*

I. CALL TO ORDER

The Board of Commissioners of the El Paso County Housing Authority (the “Authority”) met on August 10, 2022, at 12:00 P.M., via a hybrid model including in-person (at 9 E. Vermijo Avenue) and the virtual Teams Meeting platform. **Martie Stott called the meeting to order at 12:02 P.M.**

II. ROLL CALL

The El Paso County Housing Authority Board of Commissioners **present** were:

- Martie Stott
- Beth Diana
- Greg Basham

The El Paso County Housing Authority Board of Commissioners **absent** were:

- Jack Beuse
- Steve Posey

Other persons present at the meeting were:

- Crystal LaTier and Eric Leonard – El Paso County Economic Development Department
- John Bales – Kutak Rock
- Mark O’Brien, Misty Dalke and Stacy Houston – Raymond James
- Commissioner Cami Bremer – El Paso County Board of County Commissioners
- Kieu Bugg – El Paso County Finance Department
- Katie Sunderland and Holly Robertson – City of Colorado Springs
- Lucas Koski – Artspace Apartments LLC.
- Doug Snyder – Volunteers of America
- Lisa Sorenson – Cohen-Esrey

III. APPROVAL OF MINUTES

Approval of Meeting Minutes of June 8, 2022

- *Commissioner Diana moved approval of the minutes from June 8, 2022, and, upon a second by Commissioner Basham, the motion passed unanimously.*

IV. FINANCIAL ITEMS

A. Financial Reports

Ms. Bugg provided an update on the current financial status of the Housing Authority to the Housing Authority Board. As of June 30, 2022, the El Paso County Housing Authority has a total current assets amount of \$18,334,545.04. This includes total checking/savings of \$7,344,034.84 and total accounts receivable of \$10,990,510.20. Net income thus far in 2022 is \$1,963,935.88.

Ms. Bugg exited the meeting at 12:09 PM.

B. Housing Trust Fund Commitments

Ms. LaTier provided an update on the Housing Trust Fund commitments. As of July 31, 2022, the Authority's Housing Trust Fund cumulative balance is approximately \$7,165,392 with outstanding commitments of \$1,300,000, leaving an available balance of \$4,065,392 for future funding requests if a \$1.8M corpus is maintained. The outstanding conditional loan commitment is currently Volunteers of America's Paloma Gardens for \$500,000, Artspace Projects' Artspace for \$300,000, and GPR Properties' Bentley Commons for \$500,000.

C. Turnkey Plus Program Update

Mr. Leonard provided an update on the Turnkey Plus Program for May. Zero second mortgages were provided through the Turnkey Plus Program totaling \$0 in assistance. Zero second mortgages were sold with a total of \$0 coming back to the program at a profit return rate of 0.0%. There were three payoffs received totaling \$34,185. This brings the estimated Turnkey income for July to \$34,185 and an estimated year-to-date income of \$371,480.

V. UPDATE FROM ARTSPACE

Mr. Koski shared an update on the Artspace Apartments project in downtown Colorado Springs. The 51 unit project is still set to close in 2022, but not until November. The current commitment from the El Paso County Housing Authority Housing Trust Fund of \$300,000 is set to expire on 9/30/2022. The project also requires a \$2 million increase to the current private activity bond inducement resolution commitment of \$13 million. This will keep the aggregate basis percentage of the PAB in Artspace at 54.5%. Mr. Koski requested an extension of the HTF commitment until 12/31/2022, a PAB increase from \$13 million to \$15 million, and a project timeline extension until 12/31/2022.

- *Commissioner Basham moved approval of extending the \$300,000 Housing Trust Fund commitment from EPCHA until 12/31/2022 and recommending to the El Paso County Board of County Commissioners a new inducement resolution for \$15 million in private activity bonds and expiring on 12/31/2022, and, upon a second by Commissioner Diana, the motion passed unanimously.*

Mr. Koski exited the meeting at 12:33 PM.

VI. UPDATE FROM LOFTS AT 1609/PANORAMA HEIGHTS

Ms. Sorenson entered the meeting at 12:34 PM.

Ms. Sorenson shared an update on the Lofts at 1609/Panorama Heights project in southeast Colorado Springs. The 137 unit project has changed to a 133 unit project due to a request by the local residents for more two bedroom units. This change resulted in several units less being available on the footprint of the apartment complex. The project is still set to close in 2022, but not until mid-October. The project requires a \$5,050,000 increase to the current private activity bond inducement resolution commitment of \$18.3 million. This will keep the aggregate basis percentage of the PAB in Lofts at 1609/Panorama Heights at 55%. Ms. Sorenson requested a PAB increase from \$18.3 million to \$23.35 million, and a PAB timeline extension until 12/31/2022.

- *Commissioner Diana moved approval of recommending to the El Paso County Board of County Commissioners a new inducement resolution for \$23.35 million in private activity bonds and expiring on 12/31/2022, and, upon a second by Commissioner Basham, the motion passed unanimously.*

Ms. Sorenson exited the meeting at 12:48 PM.

VII. UPDATE FROM PALOMA GARDENS

Mr. Snyder shared an update on the Paloma Gardens project in southeast Colorado Springs. The 125 unit project is still set to close in 2022, but not until November. The current commitment from the El Paso County Housing Authority Housing Trust Fund of \$500,000 is set to expire on 9/30/2022. Mr. Snyder requested an extension of the HTF commitment until 12/31/2022 and an HTF timeline extension until 12/31/2022.

- *Commissioner Diana moved approval of extending the \$500,000 Housing Trust Fund commitment from EPCHA until 12/31/2022, and, upon a second by Commissioner Basham, the motion passed unanimously.*

VIII. OTHER BUSINESS

A. PPDPA REBRAND UPDATE

Ms. LaTier and Mr. Leonard shared an update on the rebrand and marketing for the PPDPA Program.

B. MULTIFAMILY PROJECT CONSTRUCTION UPDATE

Mr. Leonard shared a short presentation and pictures of the three projects that are currently under construction throughout El Paso County.

IX. ADJOURNMENT

The meeting was adjourned by Commissioner Stott at 1:03 P.M.

Jack Beuse, *Chair of El Paso County Housing Authority*

Public notice for meeting posted online via the El Paso County Agenda Suite, August 8, 2022.