



AGENDA
City of Glenwood Springs
Housing Commission
Agenda
June 10, 2021
Virtual
101 W. 8th Street
4:00PM

1. Roll Call
 - a. Commissioners Present: Sean Nesbitt, Ellen Dole, Bobbi Hodge, Erin Morelli
 - b. City Councilors Present: Shelley Kaup, Paula Stepp
 - c. Others Present: Peter Waller, Hannah Klausman Staff, Jenn Ooton Staff
2. Minutes from January and May 2021
 - a. Ellen Dole motioned to approve the minutes as written
 - b. Erin Morelli seconded the motion
 - c. January and May 2021 minutes unanimously approved.
3. City Property RFQ Update

Staff updated the commission on the approval from City Council on June 3, 2021, to move forward with releasing the RFQ. Approvals and changes made by Council include:

- a. Unit Type: For Sale Ownership product only
- b. Remove outcome goal of maximizing density.
- c. Move forward with property appraisal
- d. Approval for Pre-development consulting services
- e. Consideration of fee waivers removed from RFQ language, to be considered separately at City Council when project details are available.
- f. Approval of Project Advisory Committee
- g. Staff was directed to add a site tour component and question submittal deadline.

Commissioners had questions regarding the selection of a Pre-development consultant and what services are provided.

Staff explained the purpose of the consultant is to provide assistance with the RFQ process and review process for selecting a developer as well as reviewing/developing pro-forma modeling for financial feasibility review.

Commission discussed criteria for selection of the developers that respond to the City RFQ. Those suggested criteria included:

- Collaborative Partnership experience
- Western Slope experience
- Environmental experience
- Affordable Housing development experience
- Reference Checks

Suggestion from Commissioners:

- a. Short list developers based on experience and then get into further detail on project specific questions with the short listed developers.
 - b. Look at other Colorado communities that implemented review criteria.
 - c. Reach out to RE-1, Jeff Gatlin on their RFP at Basalt Vista
 - d. Ask for suggestions from Kathryn Grosscup at CHFA
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4. Next Meeting is August 12, 2021
 5. Adjournment