

North Mesa Housing Project Committee Draft July 09, 2021, Minutes

Members Present: Denise Derkacs, David Reagor, Steve Boerigter, Melanie Colgan, Phillip Gursky, Celina Morgan, and John Nash.

Staff Present: Paul Andrus, Director CDD; Kevin Powers, Assistant County; Attorney; Margaret Ambrosino, CDD; Adrienne Lovato, CDD; Andrea Salazar, CDD, Anne Laurent, Director Public Works Melanie Colgan, LAPS, and IT.

1. Call to Order/Roll Call

Member Celina Morgan was absent.

2. Approval of Minutes from 6-11-2021

Chair Gursky made a motion to approve the minutes.

3. Final RFP for North Mesa Housing Planning Study

Margaret Ambrosino added Member Morgan's comments including an item for traffic to/from Los Alamos Middle School. Also, Member Morgan's point to no maximum/minimum revenue, which can be removed and replace it with a to be determined level.

Councilor Reagor asked to phrase about optimizing long term income for the schools.

Chair Gursky stated that the information and charge is sell of the property is not a revenue generating event and said they can add generate optimal in the last word as an outline.

Member Colgan stated that under #3 it states that development options include long-term revenue for LAPS which is one of the goals.

Councilor Derkacs had some editorial in the needs statement adding the word 'and' before the B in parenthesis. Down on the scope of work on the first paragraph ' the county seek' should read 'the county seeks'. Some general questions on the scope of services which talks about market rate housing and then about affordable housing. Market housing can suggest pricey housing and that maybe that word be changed. Councilor Derkacs wanted clarification that in the last meeting the money that is coming from the state does specify that it would only be for lower income and affordable housing.

Chair Gursky states that the money is for lower income and affordable housing but did not want to eliminate the possibility that there might be some market rate to better generate some revenue. This task will be for the contractor to see how to balance production and development needs.

Member Nash stated that there is hesitation to limit the potential and is fine leaving the word 'market rate' and stated that Paul might have been the one to say that the committee can still use the funds from the state because at this stage the committee is exploring affordable housing and it did not exclude market rate.

Member Colgan also agreed with leaving the word "market rate'.

Councilor Derkacs stated she is fine leaving the word 'market rate'.

Chair Gursky stated that leaving market rate leaves the flexibility for lot size and such. All plans will need to be approved by Council.

Member Nash asked if a vote needs to be done for the RFP.

Chair Gursky stated that this is not an action but a motion that the process is done, and a decision is not necessary.

Margaret Ambrosino stated that the process will go to the County Manager's Office, to LAPS for review and approval and then formally submitted to procurement. Director Andrus will compile a list of participants for evaluation committee. Once the form has been complete, the RFP will be put in the system and a buyer will be assigned. CDD, Legal & Procurement will work together to finalize the contract which can take from two weeks to a month. A contract should be ready by September or October and if the dollar amount triggers the \$200K threshold, it will go to Council.

Member Derkacs asked if the contract award would have to go back to LAPS.

Chair Gursky stated that the contract does not have to go back to the schools due to the funds being assigned to the County for management of this RFP.

4. Plan for Reinstatement of In-Person Committee Meetings

No meeting for August. Margaret will do an update via email mid-month on the status of the RFP.

5. Public Comment

No Public Comment currently.

6. Next Meeting Date/ Agenda Items

Return in September via zoom.

7. Adjournment

12:00