

## **ARCHULETA COUNTY PROCEEDINGS BOARD OF COUNTY COMMISSIONERS**

The Board of County Commissioners held a Special Meeting on May 28, 2019 noting County Commissioners Ronnie Maez, Steve Wadley, and Alvin Schaaf, County Administrator Scott Wall, County Attorney Todd Weaver and Deputy Clerk & Recorder Tomi Bliss present. Chairman Maez called the Special Meeting to order at 1:30 p.m.

### **A. Commitment Letter and Lease for DHS Facilities**

Todd Weaver, County Attorney, presented a letter of commitment and ground lease agreement regarding the Archuleta County Department of Human Services. Mr. Weaver advised the Board of County Commissioners (BoCC) previously authorized the donation of a parcel on Hot Springs Blvd. to the Archuleta County Housing Authority (ACHA) for the construction of an affordable housing development. The ACHA proposed to include office space within this development for the County Department of Human Services. The letter of commitment from the BoCC commits to provide up to \$1.2 million in funding to assist in the construction as well as to enter into a long term fully net lease for a term of 35 years with a lease rate of \$50,000 per year. The lease payments would be utilized to secure permanent financing for the development of the Human Services Building. The BoCC would also provide the ACHA with a long term land lease on the property to be occupied by the Human Services Building according to the terms listed in the land lease of the residential parcel. Both land and improvements would revert back to Archuleta County ownership at the conclusion of the 35 year building lease term. The commitment would be conditional on the ACHA receiving an allocation of Low Income Housing Tax Credits from the Colorado Housing and Finance Authority in the amount requested. Neither the BoCC nor the ACHA would be bound by the agreement if the Tax Credit application was not approved. Clifford Lucero, ACHA Board Member, Larry Walton, Finance Director, and Matt Dodson, Human Services Director, were present and spoke on behalf of this topic.

**Commissioner Schaaf moved to approve the commitment letter to the Archuleta County Housing Authority committing funding for the construction of the Department of Human Services offices as presented. Commissioner Wadley seconded the motion and it carried unanimously.**

**Commissioner Wadley moved to approve the Ground Lease with the Archuleta County Housing Authority for lease of a land parcel on Hot Springs Blvd. for the development of office space for the Department of Human Services as presented. Commissioner Schaaf seconded the motion and it carried unanimously.**

### **B. Resolution 2019-49, Amending Section 2 of Previously Adopted Resolution 2019-35**

Larry Walton, Finance Director, advised the County had put out to bid the 2019 Certificates which would finance the construction of a new Detention Facility. The County's Municipal Advisor monitoring the marketplace conditions determined the County should modify one of the parameters included in Resolution 2019-35 (The "Authorizing Resolution"), resulting with a larger number of bids, increased competition and the possibility of the winning bid could have a lower calculated True Cost of Interest (TIC). **Commissioner Schaaf moved to approve Resolution 2019-49 amending Section 2 of the previously adopted Resolution 2019-35 as presented. Commissioner Wadley seconded the motion and it carried unanimously.**

May 28, 2019

With there being no further business before the Board, the meeting was adjourned at 2:07 p.m.

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Tomi Bliss  
Deputy County Clerk & Recorder

Approved this 18th day of June, 2019.

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Ronnie Maez, Chairman

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