

**TOWN OF DILLON  
DILLON URBAN RENEWAL AUTHORITY  
REGULAR MEETING**

Tuesday, November 7, 2017

9:50 p.m.

Dillon Town Hall

**CALL TO ORDER & ROLL CALL**

A regular meeting of the Dillon Urban Renewal Authority was held on Tuesday, November 7, 2017, at Dillon Town Hall, 275 Lake Dillon Drive. Chairman Burns called the meeting to order at 9:50 p.m. and the following Commissioners answered roll call: Brad Bailey, Jen Barchers, Kyle Hendricks, Mark Nickel, Carolyn Skowyra, and Tim Westerberg. Staff members present were: Kerstin Anderson, Marketing and Communications Director; Dan Burroughs, Town Engineer; Mark Heminghous, Police Chief; Carri McDonnell, Acting Town Manager; and Jo-Anne Tyson, Town Clerk.

**APPROVAL OF AGENDA**

There being no changes to the agenda, it will stand approved as presented.

**APPROVAL OF CONSENT AGENDA**

Commissioner Westerberg moved to approve the following consent agenda:

- a. Minutes of Regular Meeting of October 17, 2017

Commissioner Skowyra seconded the motion which passed unanimously upon roll call vote.

**CONSIDERATION OF RESOLUTION 04-17, SERIES OF 2017**

A RESOLUTION OF THE DILLON URBAN RENEWAL AUTHORITY APPROVING A RESTRICTIVE HOUSING COVENANT AND AGREEMENT FOR WORKFORCE HOUSING.

Town Engineer Dan Burroughs reported that this resolution approves a covenant for workforce housing between the Town of Dillon and the Dillon Urban Renewal Authority. This covenant is a requirement of the existing amended Agreement for Disposition and Development for Lots 16R, 17A and 17B, Block A, New Town of Dillon subdivision. This covenant will run with the land and subsequent property owners will be bound by the covenants in perpetuity. The agreement establishes twelve (12) of the forty-eight (48) condominium units as restricted workforce housing for sale units. There will be six (6) units in each of the two buildings. These twelve (12) units require a qualified applicant to work within Summit County a minimum of thirty (30) hours a week and are also bound to the following conditions:

- Awarding the unit to a buyer through a lottery system if there are multiple qualified applicants for a unit.
- Limitation on Closing Costs, which prevents the buyer from paying the owner's customary closing costs.
- Limitation on maximum sales price being equal to the current prices established by the then

current AMI rates.

- Limitation on real estate commissions to 2%.
- Allowance for capital improvement recovery in the amount of 3% of the original purchase price, over the preceding 10 years of ownership.
- Prohibition against using the workforce units as short-term rentals.
- Provision to allow the unit to be resold if the unit is unoccupied for 120 days or more.
- Provision to allow the unit to be resold for other violations of the covenants.
- Provision to allow the Town the option to repurchase the unit if there is a violation of the covenants.

Eight (8) of the units will also be sold to Qualified Occupants at a maximum sales price meeting the AMI (Area Median Income) restrictions presented below. This agreement also allows some flexibility and allows the unit to be sold at an AMI 20% lower than the maximum AMI rates shown below to provide an AMI range to allow more people to qualify for the units.

(2) One Unit at 90% of AMI	(70%-90% AMI)
(2) One Unit at 100% AMI	(80%-100% AMI)
(2) One Unit at 120% of AMI	(100%-120% AMI)
(2) Three Units at 130% of AMI	(110%-130% AMI)

The Town will work with the Summit Combined Housing Authority to find qualified applicants that meet the various AMI levels outlined above.

Mr. Burroughs stated that the first sentence in section 14 of the Restrictive Housing Covenant and Agreement was amended to read, “The restrictions and covenants enumerated herein this Restrictive Covenant include, without limitation, to short term rentals of a Restricted Unit by Owner or through another company such as VRBO, Orbitz, FlipKey or Airbnb.”

Commissioner Westerberg moved to approve DURA Resolution No. 04-17, Series of 2017 as amended. Commissioner Bailey seconded the motion which passed unanimously upon roll call vote.

### **ADJOURNMENT**

There being no further business, Chairman Burns declared the meeting adjourned at 9:55 p.m.

Respectfully submitted by:

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Jo-Anne Tyson, CMC/MMC, Town Clerk