

**TOWN OF GRANBY, COLORADO
GRAND ELK GENERAL IMPROVEMENT DISTRICT
MEETING MINUTES
OCTOBER 27, 2020**

PRESENT: Roll Call. Present: Vice Chair Deborah J.K. Shaw, Director Josh Hardy, Director Natascha O'Flaherty, Director Cathy Tindle. Director Nick Raible appeared by Zoom. Resigned: Chairman Paul Chavoustie, Director Becky Johnson.

STAFF PRESENT: Town Manager Ted Cherry; Town Attorney Nathan Krob; Finance Director Sharon Spurlin, and Deb Hess, Town Clerk, who recorded the Meeting.

Minutes are summary, action and detail depending on the individual agenda item. Meeting recordings are available on the Town's website. The meeting was held by Zoom.

TIME: 8:27 PM

BY: Vice-Chairman Deborah J.K. Shaw

LOCATION: TOWN HALL, ZERO JASPER AVENUE

MEETING CALLED TO ORDER

5:33 PM

Shaw called the meeting to order. There were no conflicts of interest.

**MOTION TO APPROVE THE REQUESTS FOR PROPOSAL FOR THE FOLLOWING:
VILLAGE AT BUCKHORN LOTS:**

(A) RFP 2020-1 – LOTS 1-9, INCLUSIVE, BLOCK 1 AND LOTS 1-6, INCLUSIVE, BLOCK 2, THE VILLAGE AT BUCKHORN; (B) RFP 2020-2 – LOTS 4-8 INCLUSIVE, BLOCK 3, LOTS 5-8 INCLUSIVE, BLOCK 4 AND LOTS 1-8, INCLUSIVE, BLOCK 5, THE VILLAGE AT BUCKHORN; AND, (C) RFP 2020-3 – LOTS 5-24, INCLUSIVE, BLOCK 6, THE VILLAGE AT BUCKHORN.

5:33 PM

Shaw introduced the agenda item. She asked if Cherry wanted to do all these at one time.

Cherry said no, it was just one item. The RFPs are going out. We have the authority internally to go out for RFPs but not to accept any bids for them. He wanted to show them to the Board and tell you that they were very similar to last year's proposals that went out except there are three separate parcels for the Buckhorn lots as was discussed previously. There was a straight section, then there was a horseshoe section and then there was the four-plex condo or townhouse units. They are all represented here. Once we go out for the RFP, we ask to have them back by January 15, 2021. That should give everyone enough time to do their due diligence. There were tax amounts that were out there that would need to be covered for someone to take these lots and that would be made aware to people as they show interest. There have been some people who have already shown interest. We would put it out on something that was more of a commercial land based site in which you do not have to be a realtor to use. Once the proposals come back, the Board would have to take action within a certain amount of time. Hopefully, we could get out from underneath these. The developers would start paying the HOA fees, the System Development Fees and things of that nature. We thought these were ready to go out and we would probably have them out next week sometime.

Sharon Silva asked for clarification.

Cherry said it was called Loop Net. It was a real estate type website that you can post land for sale, commercial properties and things of that nature. We would have to put something in the newspaper for it and put it out on the website as well.

Sharon Silva asked a question, which was inaudible.

Cherry said no, last year when we went out for the Buckhorn lots it was one group of lots that included all three of these sections to hopefully to attract some offers on this ground. We thought it was appropriate to break them out into three groupings.

Sharon Silva asked another question, which was inaudible.

O'Flaherty said during the committee selection plan, the group that we hired identified that one part along the river as a potential green space to give river access. She asked if the Board wanted to put that out for bid before we work with the master plan folks. She would be curious to see what the public thought of that.

Cherry said those were the Horseshoe Creek lots. Sharon Silva and he had some miscommunication on them. The meeting was rescheduled so we have yet to talk with the HOA about some possible plans over there. We didn't want to take action on that until they discussed it.

O'Flaherty said, in the RFP, we could always not accept a bid. She wanted to make others aware that was an idea that was put out there.

Sharon Silva asked another question which was inaudible.

Cherry said that Spurlin and O'Flaherty asked about the Horseshoe Creek lots. That was something that Silva, Spurlin, Dave (?) and he were going to talk about Horseshoe Creek. We would try to reschedule for next week to put a meeting together.

Sharon Silva asked another question, which was inaudible.

Cherry said yes, we were going to try to reschedule for next week. Spurlin was going to reach out to everybody.

Spurlin said she sent it.

Shaw asked if Cherry wanted these handled one at a time.

Cherry said no, you do not have to take any action unless you would like to. They can go out as admin.

O'Flaherty said to direct Cherry to go ahead with those.

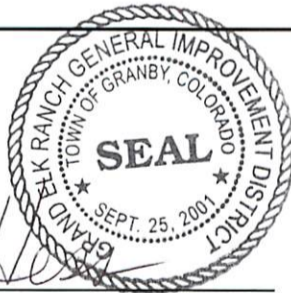
Shaw said direction was to go ahead and get those out.


MEETING ADJOURNED

5:40 PM

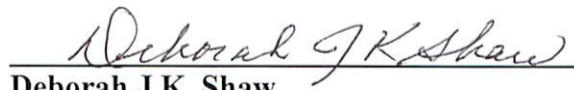
O'Flaherty moved to adjourn. Hardy seconded. All yes.

ATTEST:




Deborah K. Hess, CMC
Ex-officio Secretary

**GRAND ELK
GENERAL IMPROVEMENT DISTRICT**


Deborah J.K. Shaw
Vice-Chair