

Brown Ranch Annexation Committee (BRAC)  
Wednesday, August 8, 2023  
Meeting Summary

Attendance: Robin Crossan, Joella West, Tom Leeson, Leah Wood, Kathi Meyer, Jason Peasley (BRAC); Jason Lacy (Third Party Facilitator); Kim Weber, Chuck Cerasoli, Mark Beckett, Jon Snyder, Angela Cosby, Matt Barnard, Rebecca Bessey, Dan Foote, Brad Calvert (City staff); Robin Schepper, Sheila Henderson (BRAC Communications); Emily Katzman (YVHA staff)

**A. PRIOR MEETING RECAP**

**1. Approval of Minutes**

Minutes (the official video recording) from the July, 26 2023 meeting were approved unanimously. First by Kathi Meyer; Second by Leah Wood.

**2. Communications and Public Outreach Update**

Sheila Henderson provided the following update:

- Attending Mainstreet Steamboat Farmer’s Market each Saturday for BRAC outreach.
- Meetings scheduled in each of the district schools later in August to connect with teachers and staff.
- Communications Team is trying to decide if another town hall should be scheduled. Timing: between 8/22 and 9/5? Consider making it a City Council meeting dedicated to public comment? Group decided to revisit this conversation at end of BRAC meeting.

**B. CURRENT DISCUSSION**

3. Jason Peasley, YVHA Executive Director, shared the following updates and information. For details, see [YVHA’s packet material here](#).

Following up on a conversation during the 8/1/23 City Council meeting, YVHA shared information about unit types and income levels that will be served by Brown Ranch. Rental units at full buildout: 1369. Ownership units at full buildout: 895. Rental units Phase 1: 747. Ownership units Phase 1: 377. This unit mix is based on YVHA’s demand study and is subject to change as demand shifts.

Q: Robin Crossan: If the demand changes and you have to change your business model – for example, the demand study indicates you need to offer more ownership units or single-family homes, are you able to do that?

A: Jason Peasley: Yes. That is part of the purpose of the “ghost blocks” (contingency blocks). We have a bit of flexibility within the neighborhoods that would allow us to build more single-family detached homes, which requires more land.

**Outstanding Negotiation Points: Regional Park**

- City Parks & Rec staff visited Brown Ranch on 8/3/23 to walk the site and tour the two Regional Park options.

- YVHA followed up with Routt County Planning Director to understand the entitlements process for a park in unincorporated Routt County: there is specific language in the recently updated Routt County Master Plan that encourages development of parks adjacent to urban centers. Because the Regional Park would include sports fields, this would be a Conditional Use process, which would require approval from the Routt County Planning Commission and Board of County Commissioners.
- Angela Cosby, Steamboat Springs Parks & Recreation Director, provided the following update: Staff concluded that of the two options, Option 1 (40 acres north of Urban Growth Boundary) would provide the best opportunity for a Regional Park, due to both the topography and amount of space. Next steps:
  - Feedback from Colorado Parks & Wildlife.
  - Understand access options (primary and secondary emergency access)
  - Understand potential impacts of airport overlay zones.
- Matt Barnard: Option 2 would not be conducive to development of sports fields.
- Q: Joella West: CPW has indicated they will not have a response until August 30<sup>th</sup>. Are we stuck until we get that response?  
A: Angela Cosby: CPW is our go-to scientific resource. We need to wait for CPW's feedback and recommendations. It is important for the community to understand that the part of Brown Ranch that is north of the UGB is not dedicated open space. YVHA has indicated it intends to hold that land for 20 years, then it could be a future development area.
- Jason Peasley: For the Annexation Agreement, we should have a discussion on the timing of utilities and access to the Regional Park.
  - YVHA has suggested it could get utility stubs to the edge of the UGB by the end of Phase 1, or about halfway through the total project.
  - Q: Robin Crossan: can we work on a trigger point within Phase 1 to start working on the park?  
A: Jason Peasley: yes, we can work on that, but we also need to remember this is not the only park. There will also be a 22.5 acre Community Park developed as part of Phase 1, as well as the Sports Barn complex and neighborhood parks,
  - Leah Wood: The trigger point should include a certain number of units developed by YVHA as well as a capital-raising threshold by the City.
- Airport Overlay Zone: Rebecca Bessey, Steamboat Springs Planning Director, offered the following clarification: the Airport Overlay Zone only applies within the City's jurisdiction for zoning. If the regional park is not located within that boundary, it doesn't have that overlay on it. That does not mean Routt County doesn't have its own overlay, and there may be other considerations due to grants and operations of the airport.

**STR tax funds:**

- Jason Peasley asked for confirmation that City Council is generally agreeable to dedicating 75% of STR revenues to YVHA for Brown Ranch. Additionally, if there is a ballot question for a multiple year fiscal obligation, it must be tied to an Annexation Agreement. President Crossan confirmed this statement.
- Q: Jason Peasley: What is the process to draft ballot language?

- A: Dan Foote: There is a range of ways the ballot question could be worded. Two basic structures: Simple (“shall the City allocate funds per this annexation agreement?”) Or a more complicated option with technical question, including TABOR language that creates flexibility for the City to issue bonds.  
Q: Robin Crossan: how would the ballot language being approved by the community impact STR revenues in 2023 and 2024?  
A: Dan Foote: I recommend tying the question to fiscal years, starting in 2025. City Council could allocate STR funds for 2023 and 2024 because City is already collecting funds in 2023. The 2024 funds could be budgeted and appropriated.
- Q: Robin Crossan: Do the allocations for 2024 and 2025 have to be memorialized in the Annexation Agreement?  
A: Dan Foote: The Annexation Agreement would lay out how the City intends to commit to allocating STR revenue to Brown Ranch, but there would be subsequent procedural steps.
- Q: Robin Crossan: What happens if we get to 9/5/23 and approve the STR ballot language on second reading, but then something happens and there is not an executed Annexation Agreement?  
A: Dan Foote: Once ballot language is certified, there is not an opportunity to pull it back and there will be an election regardless.
- Next steps:
  - Dan Foote to update DRAFT Annexation Agreement with 75% appropriation language and 2023/2024 appropriation language.
  - Dan Foote to draft ordinance for STR ballot question. Will likely present two ballot language alternatives for City Council to consider on 8/22.
- Q: Jason Peasley: could there be a simple ballot question that commits 75% of STR tax to YVHA without specifying Brown Ranch?  
A: Dan F: yes, that is possible, but may not be desirable to the City.
- Leah Wood asked if YVHA can collaborate in drafting the ballot language.  
A: Dan Foote: can share language on 8/15 or 8/16 and give YVHA an opportunity to review and provide written comment.

#### **Fiscal Impact Analysis (City of Steamboat Springs General Fund)**

- YVHA and City staff mutually agree that there is a fiscal gap of \$1,203/unit per year for the City to provide services to Brown Ranch. This anticipates a micro transit plan for Brown Ranch (Scenario 5).
- Kathi Meyer, YVHA Board of Directors, provided the following update: The YVHA Board of Directors met on Friday to discuss this issue. The Board made a commitment to pay the City \$1,203 in perpetuity to fill the gap.
  - That payment will increase with inflation per the Consumer Price Index.
  - Payment will be assessed on a per unit basis upon the issuance of a Certificate of Occupancy pre-rated for the fiscal year.
  - If per unit costs are not paid, City can deny future building permits.
  - Obligation sunsets if City approves a property tax to fund operations.

- YVHA will fund operating gap via a revenue source of its choice which may include these mechanisms:
  - Real Estate Transfer Assessment at 1 – 2% (RETA).
  - Metro District (5 – 10 mills)
  - YVHA mill levy (\$1.6M annually)
- Jason Peasley clarified that YVHA will pay \$1,203/unit/year. The way YVHA generates that revenue is up to YVHA. This has an impact on affordability, but YVHA believes this compromise is necessary to move the project forward.
- Q: Dan Foote: you will have control of a metro district now, but 20 years from now when Brown Ranch residents govern the metro district, you will not. If a metro district is a critical component of this contribution, how will you guarantee that residents will vote to tax themselves in the future? If the metro district is funding an essential service and a future metro district does not want to tax itself, are there services that could shift away from the City to the metro district?  
A: Ultimately, it is on YVHA to pay for the gap. We are taking on that risk.
- Tom Leeson: at full buildout, there will be no future building permits. How would the City remedy if YVHA cannot meet its financial obligation?
- Q: Robin Crossan: are you aware of a similar project in the mountains so you can understand ownership unit turnover?  
A: Jason Peasley: Miller Ranch in Eagle.
- Tom Leeson: In the Annexation Agreement language, we need to clarify the sunset would only occur if there is a comprehensive change in how the City's General Fund is funded (adding 1 mill specifically to support fire, for example, would not trigger a sunset on YVHA's obligation to fill the gap).
- Q: Tom Leeson: Is there any concern about using CPI to index inflation?
- A: Kim Weber: CPI is not a perfect tool, but it is the best we have. I do not have major concerns.
- The group acknowledged this is a big step forward.
- Next steps: Update Annexation Agreement language to incorporate this concept. Share with City Council in advance. Get full council feedback on 8/22.

### **Capital Revenue and Expenses**

- President Crossan shared an update: The City is anticipating a \$1M Congressionally Directed Spending grant for the Core Trail extension, as well as matching dollars committed by Routt County. The City is hopeful it can begin construction in 2024 and be "at the doorstep" of Brown Ranch by end of 2025.
- Leah Wood, YVHA Board President, shared updates to the Brown Ranch revenue and expense analysis. The City's side of the ledger is comprised of expenses that have broad community benefit and solve existing community needs:
  - Highway 40 expansion (City share = \$56,000,000; YVHA share = \$22,000,000)
  - Elk River Water Treatment Plant (City share = \$17,860,000; YVHA share = \$43,000,000)
  - Core Trail Extension (\$2,395,313)

- Changes made to YVHA's capital analysis since August 1, 2023:
  - Revenue: YVHA would like flexibility to sell 4 acres adjacent to Overlook subdivision in addition to 23-acres between Community Park A and US40, in order to generate additional capital to fund Brown Ranch infrastructure.
  - Reduced City grant revenue projections to \$2.5M over full buildout, per direction of City staff.
  - Expense: Brown Ranch share of Elk River water treatment plant expenses now allocated pro rata across all three phases, rather than being allocated in Phase 2 only.
  - Expense: Reduced transit expenses to reflect transit level of service contemplated in DRAFT Annexation Agreement.
  - Revenue and expense: removed geothermal direct pay line item and geothermal expenses. YVHA still intends to utilize geothermal heating and cooling at Brown Ranch, but is considering utilizing a third-party utility provider that would develop, own, and operate the system.
- Questions and Discussion:
  - Q: Kim Weber: it looks like you increased self-supported project value by \$10M. Did anything change in the master plan?  
A: Jason Peasley: No, we used that to demonstrate that is a tool we have at our disposal to close the gap. We can do that in two ways: increasing density or changing AMI mix. Changing AMI mix is the option of last resort.
  - Q: Kim Weber Timing: Elk River Water Treatment Plant: In this proposal, would the City be fronting money before you pay the share of units that would be built after the water treatment plant is constructed?  
A: Jason Peasley: The additional tap fees for the water treatment plant would be assessed across all three phases, on a per unit basis at building permit. We are anticipating the City bonds for this expense.
  - Jon Snyder, Steamboat Springs Public Works Director: The City's share of US40 improvements (\$56.6M) will not be eligible for STR tax revenue utilization. That is a huge chunk of money the City does not currently have. Also, the Traffic Impact Study indicates those upgrades will be needed earlier in the project than the capital analysis currently contemplates.
    - Leah Wood: the Traffic Impact Study seems to indicate the improvements to US40 will be needed whether or not Brown Ranch is developed, however, Brown Ranch accelerates the need and will help fund those improvements by paying its \$22M share of the project.
    - Jason Peasley: we recognize US40 is a significant existing problem. Because of Brown Ranch, there is a \$22M share of the project that is eligible for STR funds because of the type of neighborhood we're building. This is an existing problem that is here whether you want to tie it to Brown Ranch or not.
  - The final Traffic Impact Study will take a month to review. Can fast track analysis of cost share.

- Leah Wood: it is unrealistic to expect that a capital budget over 20 years will be fully sourced at this point in the project. That said, before YVHA begins construction on any phase of the project, we will have a fully sourced sub-project. It is important to remember that we have other tools too, which is why we are partnering with a private developer. They have access to both debt and equity markets that can fill the gaps if grants, philanthropy, etc. do not materialize at projected levels. Alone, YVHA doesn't have access to that capital. However, that type of capital is expensive. We will only build those units if they are affordable and meet the needs of the community.
- Q: Robin Crossan: Do you know who will build the ownership units?  
A: Jason Peasley: No.
- Q: Robin Crossan: How do we ensure that while The Michaels Organization (private developer) is a part of the project, it cannot or will not just turn around and raise rents? What are the stop gap measures to ensure affordability?  
A: A land lease between YVHA and TMO is the mechanism to make sure Brown Ranch remains affordable. We are aligned with TMO in that the goal is to develop affordable housing. The partnership will look similar to other partnerships YVHA has made to develop housing but on a larger scale: YVHA finds a development partner with a common goal. Both parties have "bottom lines." For YVHA, it is housing units that meet the needs of the community, while shielding YVHA from majority of development risk. For a private developer, there is a financial return expectation since they are taking on risk and bringing significant capital to a project. We don't move forward with a project until both parties meet their thresholds. Once that happens, we close on all the financing to make the project work. Throughout the project lifetime, there are head winds, including cost overruns, but that is a risk the developer takes on, not YVHA.
- Robin Crossan: this information has to get out to the public. There is a lot of misconception in the public about your development partnership.
- Leah Wood: the contributions YVHA and City are making to the project are what make the project feasible. This is how we get affordability.
- Jason Peasley: we need private development partners to do what we cannot do. The land costs represents about 1-2% of the project total. Infrastructure is about 20% of total project costs. There is another 75% of project costs (the housing construction) that another party is taking the risk on.
- Q: Joella West: Do you have a timeline to bring on a for-sale developer? What happens if a developer does not want to develop for-sale housing product?  
A: Jason Peasley: The Michaels Organization has committed to build all the infrastructure both rental and ownership units. They have a first right of refusal to develop the ownership units. We will know whether they are going to do so by the time we break ground on infrastructure. Otherwise, YVHA will issue an RFP to find a development partner for the ownership units.
- Leah Wood: we understand the for-sale component is a critical part of this project. We heard this loud and clear from our community. But we have to start

with annexation and infrastructure. We are further ahead than we anticipated by bringing on a partner to develop both the infrastructure and the rental housing. But that is not because of a lack of prioritization on the for-sale housing.

- Joella West: you need to make sure that what you just said gets to the rest of Council and the public. There has been a lack of discussion about the actual plans for Brown Ranch.
- Next steps:
  - YVHA to provide City Council packet material for 8/22 to describe partnerships and implementation strategy.

### **Vesting Term**

Kathi Meyer: In this context, vesting has to do with the volume of housing units and non-residential units YVHA can develop at Brown Ranch. YVHA is seeking assurance that a future City Council cannot downzone Brown Ranch while property is being developed. Vesting is critical to accessing financing. vesting term of 20 years with a ten-year extension after 1,100 units delivered.

Robin Crossan: City Council understands this issue. City Council needs to discuss the 10-year extension after 1,100, but I think we're close on this.

### **Traffic Impact Study**

- After going through substantial revisions per the City's initial review, the Final Traffic Impact Study was delivered to City on Monday 8/8/23.
- Three City staff members will review the study.
- The goal of the study is to understand existing conditions on US40, Brown Ranch's impact to traffic on US40, and allocate the appropriate share of costs to improve traffic conditions. That cost share informs the Annexation Agreement.

### **Elk River Water Treatment Plant cost share:**

- Jon Snyder reported that the water distribution engineer needs two more weeks to complete the study.
- Q: Kathi Meyer: where is the financial risk?  
A: Jon Snyder: The biggest unknown to developing the water treatment plant is the cost of acquiring the property.

### **Water Rights Dedication Fee in Lieu**

- Jason Peasley: YVHA heard the City determined YVHA's Water Rights Dedication Policy fee in lieu would be \$10.5M. The range of possible fees was \$3M - \$40M. But YVHA hasn't seen any substantiation for that fee.
- Jon Snyder: That is due to attorney-client privilege.

### **Planning Application**

- YVHA submitted the Planning Application for Brown Ranch and is currently under review.

### **Other outstanding items**

Dan Foote walked through other outstanding questions and items:

- **General Plan of Development:** Needs direction and clarification on phasing language used in annexation agreement.  
 Jason Peasley: if there are triggers in the annexation, it should be based on a metric that is calculable, like the number of units or EQRs. Unless there is a specific issue associated with a particular location (like fire station).  
 Solution: Dan will substitute 450 units for references for Neighborhood A wherever possible.
- **Wastewater Service Section:** Current language indicates there is enough capacity to serve Brown Ranch. There is a note that YVHA will confirm this.  
 Jon Snyder: This note refers to transmission of sewer from Brown Ranch to the plant. YVHA needs to confirm whether trunkline needs to be upsized. This doesn't need to be resolved for annexation purposes and will be handled during development review.
- **Parking requirement for fire facility:** Adequate to meet the needs of the facility.
- **Land dedication:** YVHA is requesting a credit for land dedication for the City's share of the land. City Council needs to discuss.
- **STR tax contribution:** Sounds like we have agreement on the amount and the general nature of the ballot question. What is the structure of the annual allocation process?
  - BRAC decided to develop a multi-year forecast similar to the City's Capital Improvements Plan process.
  - Dan Foote: City needs accountability mechanism to ensure funds are spent in compliance with the ballot language.

Next steps: Dan Foote will revise DRAFT Annexation Agreement to reflect conversations about general operating fund and parks. City will get a revised DRAFT Annexation Agreement out next week.

### **C. PUBLIC COMMENT**



Public comment occurred at 11:30 am. 7 community members provided comment. These notes are intended to summarize the nature of the comments but do not capture comments verbatim. Please listen to the meeting recording for additional detail.

Sonja Macys: Here wearing 2 hats. Personal: I would like everyone to think back to 2 years ago. A question was posed: What does this project look like if it's successful? My answer was public process. Maps show protected riparian area around Slate Creek as meaningful open space. This is in all the planning documents. It was a committed that was made open space for 20 years. It's my understanding now that we're pushing a regional park in that area. What is a regional park? Commercial-scale developed recreational facility. That is not what I had in mind for open space. [changing hats, now speaking as a County Commissioner]. Board of County Commissioners tabled a letter of support because it is unclear to BCC what level of consideration has been given to the County. A planning application for a regional park in unincorporated Routt County would come through both Planning Commission and BCC. The Housing Authority and City can agree all day long, but the County should be part of land use process when we talk about land use in the County. Is it a big giant field with lights in the County?

Lou Tortora: I am on the Board of YVHA as well as City Planning Commission. I am pretty happy with the way things have gone. You have worked hard to get this through. I am also impressed by the amount of public input. I can say on 3 or 4 years on Planning Commission, I've seen 3 or 4 planning commissioners leave because of housing issues. The importance of housing still needs to be emphasized. In terms of the discussion we've had about The Michaels Organization and Lowe: I'm very comfortable with the capabilities of both groups. In conversation about gaps\_\_\_\_\_. What I haven't seen is the cost about losing workforce. Other than that from a personal level: I have not worked in an environment of altruistic true believers. They have a passion for providing affordable housing. I hope we can continue forward.

Jim Engelken: Congratulations to YVHA for coming forward with a solution on operating expenses. Thank you, it's about time. That is a great step forward. My concern is \$1203 doesn't include transit. Transit is expensive. The people of Steamboat Springs are very concerned about traffic levels. You need an extensive, very robust transit system to mitigate the traffic. Again, I am concerned for your ability to get this by the community. Traffic and impacts to US40 and quality of life are concerning. I've also heard something recently that will also get people concerned: the cost of parks, money the City does not have. That would typically be passed onto the developer. Voters will somehow, some way, at some point, be skeptical. The challenges of outreach are huge and I do not have a solution. The level of misinformation, lack of understanding on huge complicated issues is a problem.

Nancy Engelken: I am here with 2 different hats. I was the City's housing coordinator between 2008 – 2010. City Council dismantled the housing program and got rid of deed restrictions. Political will is an unknown quantity. Since 2008, the world has changed around affordable housing funding. You cannot squeeze a turnip. I want this project to succeed. Affordable housing has been needed for 25 – 30 years. At the same time, I don't want the "trust us" scenarios to result in the City general fund being the only resource available to fill those gaps. There must be

a stopgap in the annexation agreement that if those funds don't come through, that the general fund is protected and will not cause lower levels of service for everyone in Steamboat Springs. Finally: For maintaining permanent affordability, where is the Community Land Trust that was recommended by The Colorado Health Foundation? I want you to succeed and I want the City to be protected at the same time.

Barry Kaplan: I am representing Colorado Crane Conservation Coalition, I am a board member. I want to thank all the individuals and entities who have been working on this project for so long. It is a wonderful project. In the visioning process, the community clearly stated the need for meaningful open space. It's part of our quality of life and part of our community's commitment. It's part of what makes this place a community not just a resort town. Wildlife has to be protected. We are not the only inhabitants of this valley. Yes, we need to balance our needs. We need to honor that commitment for open space. Especially in that corner near CR 42, where there is an iconic crane nest.

Bill Jameson: Let's talk about water first. Any facts you put out have to talk about more than raw water. You have a raw water supply. But that's just a start. Mr. Snyder has talked repeatedly: your problem is but for Brown Ranch. You would never build the Elk River Treatment Plant without Brown Ranch. You have your redundancy. Let's talk about risk of the Elk River Treatment Plant: YVHA's proposal is to do it on a per-unit basis. The risk is on the City. You would have acquired a site at 300 EQR, started construction at 600 EQR, completed the plant at 800 EQR. What's your exist strategy if this thing shuts down at 500 units? What happens if this thing shuts down at 1100 units? You have a plant you have no need for. Yeah it's nice, but who is going to pay for it? You better have a real good exit strategy and real good protection on how you will pay for it. Next: traffic. The idea that we have a problem now will only be exacerbated. It may be bad now, but it will be intolerable with Brown Ranch. Brown Ranch better be coming with a substantial amount upfront. That operating budget backfill is totally inadequate.

Larry Desjardin: President of Keep Routt Wild. I am speaking to relay our deep concerns about the recent proposal to add a regional park north of Brown Ranch. This was not part of the discussion of parks in Brown Ranch during the planning discussions. Going forward with this park will have negative impacts on wildlife. The northern part of Brown Ranch exists on identified summer mule deer range. This last winter has taken an enormous toll on mule deer. Summer habitat is important for deer's winter survival. Similarly, the migration paths are needed for mule deer to move to winter habitats. When we develop this area, migration corridors are pinched. That is a key component to today's declining success of mule deer. This proposal will further exacerbate the problem. This proposal is also in an identified sharp tail grouse area, which is a Tier I species that have also been impacted by development and habitat loss. CPW analysis is critical to determine if the proposal will impact grouse leks, which are breeding areas. In general, it's best to keep development as concentrated as possible. We ask you to reconsider placing the regional park at the proposed location outside the Urban Growth Boundary. We also ask you to consult with CPW before any plans are finalized. Thank you.

In response to public comment:

- Angela Cosby, City of Steamboat Springs Parks & Recreation Director clarified development of parks: YVHA is responsible for construction and maintenance of neighborhood parks. City is responsible for construction and maintenance of community and regional parks. That is in line with our Community Development Code and what we do with any other development.
  - Leah Wood clarified the Fiscal Impact Study does include transit costs. YVHA has agreed to cover the operating fiscal gap for the City.
  - Jason Peasley clarified that YVHA will be contributing an estimated \$22M to US40 improvements. Problems on US40 will get worse not “but for Brown Ranch” but because of growth in the community more generally, particularly if affordable housing is not built in Steamboat Springs and more people continue to move to Hayden and Craig and commute to Steamboat.
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Jason Lacy Summarized where we are and what needs to be accomplished:

- Finalize discussion on Regional Park. Need to work through issues related to County coordination, wildlife impacts, and access. Agreement between City and YVHA on timing and triggers for utility delivery.
- STR tax issue: 75% level is preliminarily agreed upon. Work on Annexation Agreement language regarding appropriating 2023 and 2024 funds and work up ballot language concepts to share with YVHA.
- Fiscal Impact Analysis: Language drafting. Explore whether language is needed to account for future unknowns. Funding proposal by YVHA would be in perpetuity. Sunset option if general property tax.
- Capital Analysis:
  - Need City Council to weigh in on YVHA’s gap-closing approach and accept City’s capital share (US40 expansion).
  - Finalize YVHA/City cost share on water treatment plant based on City’s study.
  - Water Rights Dedication Fee in Lieu: YVHA not yet comfortable with \$10.5M fee without substantiation. Staff will discuss.
- Vesting: City Council to confirm acceptance of YVHA’s position.
- Annexation Agreement drafting updates.
- YVHA will provide narrative on plan on for-sale units for 8/22 City Council meeting.

#### **D. NEXT MEETING**

Additional BRAC meeting schedule for: Friday 8/18/23 from 10 – 12pm. Purpose: review Annexation Agreement language. No negotiating. Will take public comment.

City Council meetings:

- August 22, 2023 – Placeholder for first reading of STR allocation ballot language.
- September 5, 2023 – Placeholder for second reading of STR allocation ballot language. First reading of Annexation Agreement ordinance?

- Communications update: postponing further Town Halls until after 9/5.

Meeting summary prepared by Emily Katzman, YVHA Development Project Manager – August 8, 2023