

Brown Ranch Annexation Committee (BRAC)
Friday July 12, 2023
Meeting Summary

Attendance: Robin Crossan, Joella West, Gary Suiter, Leah Wood, Kathi Meyer (BRAC); Jason Lacy (Third Party Facilitator); Kim Weber, Chuck Cerasoli, Mark Beckett, Jon Snyder, Angela Cosby, Matt Barnard, Rebecca Bessey, Dan Foote (City staff); Sheila Henderson (BRAC Communications)

A. PRIOR MEETING RECAP

1. Approval of Minutes

Minutes (the official video recording) from the June 23, 2023 meeting were approved unanimously. First by Leah Wood; Second by Robin Crossan.

2. Communications and Public Outreach Update

Sheila Henderson provided an update on BRAC communications and public outreach. Please see the [written report](#) provided in the packet for detail.

The BRAC Town Hall on June 28, 2023 was not well attended. The communications team is revisiting their strategy to improve attendance at the next town hall (considering different location, date, or time?). BRAC communications team has meetings scheduled with teacher groups in August.

Robin Crossan passed along comment from constituent: More outreach is needed to real estate community. Consider meeting with individual real estate companies. Other idea: set up a table at sports fields to reach more people.

B. CURRENT DISCUSSION

3. DRAFT Fiscal Impact Analysis

The City recently received two ballot question concepts for the November 2023 election to help bridge the capital funding gap for Brown Ranch. City Attorney Dan Foote gave City Council a presentation on these concepts on Tuesday 7/11/23. BRAC decided to defer this conversation to the June 26, 2023 BRAC meeting.

4. DRAFT Annexation Agreement (Outstanding Topics and Issues)

Parks and Recreation

City Councilperson Joella West introduced this topic: The City of Steamboat Springs is concerned that YVHA has “gone back to its original position” regarding parks and open space dedication. The City is concerned that BRAC has lost progress in this area.

[BRAC negotiators for YVHA requested a 5-minute break to internally discuss these concerns].

Following the break, YVHA Board President Leah Wood clarified that YVHA has not gone back to its original position regarding parks and there may be a timing/miscommunication issue. YVHA made many changes to its original parks and open space plan, which was presented to BRAC on March 29, 2023, including adding acreage dedicated to the City. Those changes are reflected in Exhibit C of the DRAFT Annexation Agreement (Parks, Open Space, and Trails Concept Plan). This concept plan has been YVHA's position since May 10th and it has not changed. There is a miscommunication that there was consensus on parks and open space land dedication after the May 24, 2023 BRAC meeting [note: this conversation does not pertain to the regional park issue].

Angela Cosby, City of Steamboat Springs Parks & Recreation Director, clarified that the City's challenge with Exhibit C is less the total acreage of parks (70 acres) and rather how it is being utilized (mini/neighborhood, community, and regional park categories/programming). Angela Cosby listed the specific issues that the City has previously provided feedback on that are not represented in Exhibit C:

- Park I (planned to be an indoor field house) needs to be larger (12 acres). 5 acres for a special use facility is not workable. It is not able to be developed or programmed in a reasonable way. Also, categorize this as regional parkland.
- Add 8 pocket parks Alt #4 90 x 200 = 18,000 SF (.41 acres)
- Open Space cannot be within existing shot fall easement with Routt County Rifle Club. Leah Wood clarified that YVHA and the City agree on this issue. This can be addressed using language in the Annexation Agreement.

Questions/Discussion:

- Leah Wood asked Leon Rinck, Steamboat Sports Barn, for clarification on space needed for their proposed facility: Original design based on needs assessment is a 45,000 SF facility. This will require 4.5 acres. With fields, will need a total of 9-10 acres (parking included). The 5 acres shown in Exhibit C would not be enough for Steamboat Sports Barn's proposal of indoor fieldhouse plus 2 full size artificial turf fields.
- Joella West clarified that the special use facility must be in City control if it is to be counted toward Brown Ranch park totals/requirements.
 - Steamboat Sports Barn has requested to lease the land directly from YVHA.
 - YVHA is looking for an ownership/leasing solution that works for all parties. YVHA thinks there is agreement between City and YVHA regarding use and community access to facility.
 - Leon Rinck clarified why Steamboat Sports Barn wants to work directly with YVHA: There is a demonstrated need in the community for this facility. Steamboat Sports Barn has been working on this project for almost 5 years. The group's goal is to privately finance and construct the facility for use by all Routt County residents, at no cost to taxpayers and no cost to the City. With regard to fundraising and grant writing, it is in the project's best interest to work directly with YVHA. Sports Barn has spent a lot of time and effort talking to user groups. This facility is needed now. Sports Barn is confident it can get this project done quickly with no cost to taxpayers or the City, if it can work directly with YVHA.

- Q: Jason Lacy to the City of Steamboat Springs: would you consider adding language in the Annexation Agreement that would satisfy the City’s concerns about public access, programming, etc. of the special use facility? Or is control over the special use facility a “deal killer?”

A: Angela Cosby: We could consider this, but it makes me concerned. It is challenging to have three parties come to an agreement. The City regularly hears confidence about fundraising from user groups, who then come back and ask for more funding. User groups also frequently underestimate their space needs. The City could dive into this, but it is not an ideal way to achieve a common goal. Also, I am hesitant to call this “public parkland” if the City is not involved. The point of public parkland is that it is forever parkland. The City would prefer to work through its traditional process to achieve the goal.
- Gary Suiter summarized the conversation. The sticking point is whether the special use facility is credited toward YVHA’s parkland requirements.
- 46-acre regional park:
 - City remains firm on position re dedication of 46 acres for regional parkland at Brown Ranch.
 - Angela Cosby clarified that childcare facilities could be included within a regional park.
 - Jason Lacy asked if the City has funding lined up to pay for construction of the regional park at \$1.35M/acre. The City does not have this funding secured and sees it as “part of the puzzle” to fund all capital expenses associated with Brown Ranch.
- Regarding Page 15 draft Annexation Agreement: Angela noted an error: item 7.C.a: maintenance: City is agreeing to construct community and regional park and is proposing YVHA be responsible for maintenance of mini and neighborhood parks. YVHA needs to re-review revised language.
- Next steps:
 - Robin Crossan requested YVHA listen to the 7/11/23 City Council meeting conversation regarding Emerald Park. The conversation speaks to the need for more parks, open space, unscheduled field use.
 - YVHA will work with Sports Barn to resize the acreage contemplated for the facility.
 - YVHA review 7.C.a. in DRAFT Annexation Agreement.

Water Rights Dedication Fee in Lieu

Jon Snyder, City of Steamboat Springs Public Works Director, reviewed the process for determining the fee in lieu of dedicated water rights. The City has engaged a water rights legal counsel review the issue and draft a memo for City Council’s presentation. It will present a recommended fee and methodology for determining the fee.

- Kathi Meyer asked if the concept of phasing on the table. Jon Snyder clarified this is an option.
- Next steps: the City will notify YVHA when this information is forthcoming so YVHA can schedule a special Board meeting if needed.

Timing

- City Council discussed timing of a potential ballot question regarding bonding or multi-year commitment of STR tax. City Council agrees it does not make sense to put this question to voters without a finalized Annexation Agreement.
- Language must be certified by September 8, 2023. City Council only has 4 meetings scheduled between now and then (August 1 is tentatively scheduled if needed for Brown Ranch).

STR Tax

- Regarding the percentage of STR tax City Council is prepared to dedicate exclusively to Brown Ranch, Joella West clarified this is still an open question. Council is currently considering language: “not less than” 50% because it leaves room to increase it from 50%. City Council is considering what could be done with the STR tax revenue to provide a more immediate solution to the affordable housing problem. Include smaller properties, pieces of land? City is in the process of talking about its own long-term affordable housing plan. It cannot just be Brown Ranch and there are lots of voices and ideas.
- City Council is not currently willing to dedicate anything more than “not more than 50%” of STR tax revenues.
 - Jason Lacy asked if it is possible for YVHA to close the capital gap with anything less than 50% STR tax. Kathi Meyer: clarified 50% is not enough to get this project built.
- Bottom line: there will be no ballot question without a signed Annexation Agreement.

Transit

- Kathi Meyer asked for an update on transit. Has the City considered any funding mechanisms to support public transit at Brown Ranch?
- Robin Crossan: The City has not had more conversations on delivery of more robust transit to Brown Ranch. The “entire City is trying to do more with less.”
- The City Council has a 3-5 year goal to implement paid parking to support transit services City-wide. However, this will need significant community dialogue and support and is not an immediate solution.

Affordability/Attainability (Section 8 in Draft Annexation Agreement)

YVHA recently proposed revised language to the Affordability/Attainability section of the draft Annexation agreement. Dan Foote, City Attorney, thinks staff can discuss and finalize language (drafting solution).

Vesting Term

- City proposal: 10 years w/10-year extension.

- YVHA original proposal: 40 years but willing to negotiate somewhere in between. Looking for 20-25 years. YVHA cannot have a 20-year development plan with a 10-year vesting term. That uncertainty will make raising capital for the project very difficult.
- Result of conversation: BRAC negotiators will take vesting term back to Council.

Fire Station

YVHA and City staff discussed outstanding issues with respect to timing/phasing and dedicated parking spots. Chief Cerasoli summarized his recent conversation with Jason Peasley. Both parties are in agreement:

- Land would be titled to City and Fire District at final plat of Neighborhood A. Construction funds would be dedicated to City upon preliminary plat of Neighborhood B.
- Parking: City willing to go down to 20 spaces.
- Leah Wood suggested language speaking to parking strategy that is more general and focused on meeting the needs of the facility.

The City and Fire District are meeting later in July to determine how the cost of building the facility will be allocated to both parties.

Future Meetings

- Leah Wood suggested that the City Council meeting that is tentatively scheduled August 1, 2023 be used for YHVA's BRAC negotiators to meet with the full City Council. This could be an opportunity to finalize all outstanding issues in the Annexation Agreement.
- Gary Suiter suggested "shuttle diplomacy" solution with both parties; full Boards in attendance in case each group needs to break out and discuss best and final offers.
- Result of conversation: Robin Crossan will ask City Council next Tuesday 7/18/23 if they are willing to do this.

Grants – YHVA, City, and County are collaborating on several state grants for Brown Ranch.

C. PUBLIC COMMENT – Public comment was held at 11:20 am. Four community members provided comment.

- Tim Corrigan – Routt County Commissioner and ex officio Board Member of YVHA – thank you for the work you're doing. This is a heavy lift. As a Routt County Commissioner, I'm hesitant to insert myself into City business. But the entire County is affected by the success of Brown Ranch. The goal is to get to yes. It's not whether or not we have a BR project, but how we'll make it happen. Routt County doesn't just want to be on the sidelines. Wants to be a partner. Allocated \$1M to YHVA. Will have issues around CR42. When we talk about County's skin in the game: as is the case w/many YVHA properties, some are exempt from property tax. When we see significant growth in the community, we see increased demand for County services: judicial system, human

services, and public health. However, if this project is successful, many of the social determinants of health could be addressed to conceivably reduce demand for services provided by Routt County.

- Leslie Alprin – You guys keep changing the meetings. Yesterday I arrived in town on time and the meeting was eliminated from the agenda. My biggest concern is for the Council. This has to go to a vote. The annexation committee is fighting to get this settled without a vote and that's not fair. Many people don't vote. This should be strongly expressed by the Pilot how bad this annexation is. I honestly believe this will make a ghost town out of Steamboat. The committee missed a lot of things that are not totally included. I'm such a non-political person, but I recently heard about insider trading. I really think this organization is going to make big money while all of us lose. I think this has to come to a vote. When it's settled, it can't just be done.
- Jim Engelken – With regard to the regional park: I would urge YVHA to just do it. Quit fighting this. They are doing you a favor. Your position is you will lose housing units in your project. Your project is too big. Give them 100 acres. You are underestimating the negative feeling of the impacts of overpopulation and congestion in this town. I fear you do not fully appreciate that issue. You haven't really heard from the general public about this project as a whole. There is an enormous amount of misinformation out there. It's not helping anyone. I want to see you succeed but I think you're overreaching. The idea of thousands of new cars on the road as a result of Brown Ranch is a problem. Please be careful here. 20+ years ago as a council member, I spearheaded a lift tax to help fund SST. It was based on how Vail modeled its bus system. Then and to this day, that could be a good option.
- Catherine Carson – I am here representing the leaders of House our Community, which spearheaded STR tax campaign. Brown Ranch is one of the most innovative housing projects in the State. A few friendly reminders regarding the campaign: 1. Thanks to City Council for taking that big step of putting it on the ballot. 2. When City Council asked YVHA how much money was needed to get Brown Ranch started, Jason Peasley said \$10,000,000. Throughout the campaign, it was clear this was about Brown Ranch. Let's get this done. This is an opportunity to not be a commuter community and to have smart, innovative housing for the next many years.

D. NEXT MEETING – OUTSTANDING TOPICS AND ISSUES

- July 26th 9 am-2 pm