A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, REFERRING A BALLOT QUESTION TO THE QUALIFIED ELECTORS OF THE CITY OF GUNNISON TO SELL OR OTHERWISE CONVEY A PORTION OF REAL PROPERTY OWNED BY THE CITY AT A SPECIAL ELECTION TO BE HELD ON NOVEMBER 6, 2018

WHEREAS, On August 3, 2015 the City of Gunnison purchased, a 15.93 acre parcel of real property described as:

15.93 acres in Blocks 115-118 and a Tract West of Block 118, WEST GUNNISON (AKA Section 2, 49N1W) including streets and alleys as recorded at Reception No. 602864, located within the City of Gunnison, County of Gunnison, State of Colorado Known by Street address as 1415 W. Tomichi Avenue, Gunnison, 81230, and known generally as the “Lazy K” property; and

WHEREAS, since the property was purchased in 2015, the property has remained undeveloped as the City completed several evaluations of the land with the assistance of professional planning firms to understand the community’s desired use for the property and to create conceptual plans of how the property could best be utilized to address the needs of the community; and

WHEREAS, in July, 2018, Aspen-based planning firm, Design Workshop, after reviewing surveys of the land, examining the property’s natural resources, gathering feedback from a variety of stakeholder groups and public input, and identifying 4.3 acres suitable for affordable and/or workforce housing, presented a conceptual design to Council and the Planning and Zoning Commission with possible ways to develop the property; and

WHEREAS, the need for more affordable and/or workforce housing has been identified in Gunnison County as a strategic priority which was supported the Gunnison Valley Regional Housing Authority’s Needs Assessment completed in November 2016 indicating a “housing shortfall of 900 of units.”

WHEREAS, the City Council recognizes the need for affordable and/or workforce housing options within the City of Gunnison and are committed to exploring opportunities for development of affordable and/or workforce housing in a variety of forms; and

WHEREAS, Council believes that the actual development and construction of such housing is best left to professional developers, contractors, and real estate agents; and

WHEREAS, Council has determined that the registered electors of the City of Gunnison should determine whether the approximately 4.3 acres should be sold or otherwise conveyed for an affordable/workforce housing project, upon such terms and for such consideration as Council may later determine; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, THAT:

Section 1. The following ballot question shall be referred to a vote of the registered electors of the City of Gunnison at the Special Election to be held on November 6, 2018:

BALLOT QUESTION 3

Shall the City of Gunnison, Colorado, be able to sell or otherwise convey approximately 4.3 acres of real property as shown on the West Gunnison Site Plan presented by Design Workshop, for affordable and/or workforce housing, upon such terms and conditions as the City Council may determine, to include, but not be limited to:
a. The potential of the development to provide quality housing, employment or community enrichment opportunities;
b. The monetary value of the land, as well as the monetary value of the proposed development upon completion;
c. The request for and value of economic development incentives by a potential developer;
d. The significance of the positive economic impact on the City, including, but not limited to, housing, the number of jobs, average salary, benefits, etc.;
e. The potential to expand the tax base for the City;
f. Additional criteria the City Council may wish to consider in making its determination.

______ YES  ______ NO

Section 2. For the purposes of the November 6, 2018, election and to carry out the provisions of the IGA with Gunnison County, the City shall utilize the requirements and procedures of the “Uniform Election Code of 1992”, Articles 1 to 13 of Title 1, C.R.S.

INTRODUCED, READ, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Gunnison held on this 28th date of August, 2018.

VOID
Jim Gelwicks, Mayor

(SEAL)

ATTEST:

VOID
Erica Boucher, City Clerk