



AGENDA
HAYDEN MUNICIPAL HOUSING AUTHORITY MEETING
178 W JEFFERSON AVENUE
THURSDAY, SEPTEMBER 4, 2025
5:30 P.M.

ATTENDEES/COMMISSIONERS MAY PARTICIPATE VIRTUALLY VIA ZOOM WITH THE INFORMATION BELOW:

Join Zoom Meeting

<https://us02web.zoom.us/j/84598597603?pwd=RVk4Q3dHSERQWitwUlhuNENsOWw4UT09>

Meeting ID: 845 9859 7603

Passcode: 964476

One tap mobile

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+12532158782,,84598597603#,,,,*964476# US (Tacoma)

OFFICIAL RECORDINGS AND RECORDS OF MEETINGS WILL BE THE ZOOM RECORDING AND OFFICIAL MINUTES OF MEETING

REGULAR MEETING – 5:30 P.M.

1a. CALL TO ORDER

1c. PLEDGE OF ALLEGIANCE

1d. ROLL CALL

2. PUBLIC COMMENTS

Citizens are invited to speak to the Commissioners on items that are not on the agenda. There is a 3-minute time limit per person, unless otherwise noted by the Chair. Please note that no formal action will be taken on these items during this time due to the open meeting law provision; however, they may be placed on a future posted agenda if action is required.

3. CONSENT ITEMS

Consent agenda items are considered to be routine and will be considered for adoption by one motion. There will be no separate discussion of these items unless a Councilmember or Town staff requests the Council to remove an item from the consent agenda.

A. Consideration and Approval of Minutes of the and August 21, 2025, Hayden Municipal Housing Authority Meeting Minutes.

4. OLD BUSINESS - none

5. NEW BUSINESS

A. Consider and Approval of an Assignment and Assumption of Purchase Right Agreement for Pinyon Pines Estates between the Pinyon Pine Community Cooperative and the Town of Hayden Municipal Housing Authority.

6. PULLED CONSENT ITEMS
7. STAFF AND COMMISSIONER REPORTS (CONTINUED, IF NECESSARY)
8. EXECUTIVE SESSION
9. ADJOURNMENT

Hayden Municipal Housing Authority Meeting August 21, 2025

Call to Order/Roll Call

Chair Banks called the regular meeting of the Hayden Housing Authority to order at 6:01 p.m.
Chair Banks Led the Pledge of Allegiance

Chair Banks, Vice-Chair Gann, Commissioners Hicks, Carlson, Haight, Hayden, and Bell were present. Also present, were; Town Manager Mathew Mendisco; Town Clerk Barbara Binetti, and Chief Scott Scurlock.

Executive session: FOR THE PURPOSE OF DETERMINING POSITION S RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS, UNDER C.R.S. SECTION 24-6-402(4)(e)

The Board moved immediately into Executive Session.

Public Comment –

Proclamations and Presentations -

Consent Agenda Items

- A. Consideration of minutes for Meeting of August 21, 2025, Hayden Municipal Housing Authority Minutes
Chair Banks moved, seconded by Commissioner Hicks. A roll call vote was taken and the motion passed unanimously.

Items Removed from Consent Agenda There were none

Old Business –

- A. Review and Discuss Pinyon Pines Estates Sale Notification

New Business - There was no New Business

Pulled Consent Items There were none

Staff and Commissioner Reports and Updates

Adjournment: Chair Banks adjourned the meeting at 6:32 p.m.

Recorded by:

APPROVED ON THIS 4th Day of September, 2025.

Ryan Banks, Chairman

Barbara Binetti, Town Clerk

ASSIGNMENT AND ASSUMPTION OF PURCHASE RIGHT

Pinyon Pine Estates

This Assignment and Assumption of Purchase Rights (“Assignment”), dated September 4, 2025 (“Effective Date”), is between PINYON PINE COMMUNITY COOPERATIVE, a Colorado cooperative (“Cooperative”), TOWN OF HAYDEN MUNICIPAL HOUSING AUTHORITY, a body corporate and politic (“Authority”).

The Cooperative was formed to represent the interests of homeowners and residents of the Pinyon Pine Estates mobile home park in Hayden, Colorado (“Park”) and specifically to exercise the rights granted to a group or association of homeowners under Colorado’s Mobile Home Park Act (“Act”).

The Park’s current owner, Pinyon Pine Estates MHC, LLC, a Colorado limited liability company (“Landlord”), provided notice of its intent to sell the Park dated May 13, 2025, a copy of which is attached here as Exhibit A.

To preserve the Park as long-term affordable housing and otherwise promote the health, safety, and general welfare of the Park’s homeowners and residents, and in accordance with the Act, the Cooperative has resolved to assign their right to purchase the Park to the Authority, and the Authority has agreed to assume the Cooperative’s purchase right under the Act.

The parties therefore agree as follows:

1. Assignment. The Cooperative hereby assigns to the Authority its right to purchase the Park under the Act.

2. Assumption. The Authority hereby assumes the Cooperative’s right to purchase the Park under the Act.

3. Terms of Assignment.

(a) The Cooperative acknowledges that, by assigning its right to purchase the Park to the Authority, the Authority will be primarily responsible for negotiating the terms of a sale with the Landlord, including the purchase price, closing timeline, and any financing.

(b) The Cooperative acknowledges and anticipates that the Authority may be required to impose income restrictions on the Park and its homeowners and occupants as a condition of favorable financing. The Cooperative and the Housing will work collaboratively to determine the income restrictions to be imposed on the Park.

(c) The Authority acknowledges and anticipates that the Authority may be required to impose rents restrictions on the Park that would limit the maximum rent imposed on homeowners and residents. The Cooperative and the Housing will work collaboratively to determine the rent restrictions to be imposed on the Park. Furthermore, the Authority will use its best efforts to phase in rent increases over a reasonable amount.

(c) The Cooperative and Authority anticipate the Park will require substantial capital upgrades including upgrades to major utility systems, roadways, and other infrastructure. The Authority will use its best efforts to pursue intergovernmental and grant funding to defray the cost of future capital updates and to phase capital updates to the extent practical to maintain affordable rents for the Park's homeowners and residents.

(d) The Cooperative and Authority desire that the Park be properly maintained and professionally managed.

(e) The Cooperative and Authority agree that the Cooperative will have the primary authority to promulgate, revise, and amend the Park's rules and regulations subject to the Authority's oversight and final approval.

(signature page follows)

The parties are signing this Assignment as of the Effective Date.

Pinyon Pine Community Cooperative, a Colorado
cooperative

By: _____
Name: Larry Jordan
Title: President

Town of Hayden Municipal Housing Authority, a body
corporate and politic

By: _____
Name: _____
Title: _____

EXHIBIT A

Notice of Intent to Sell

(attached)