



IRON HORSE INN SUPPORTS COMMUNITY WORKFORCE HOUSING

The City recently purchased the Iron Horse Inn to provide Community Workforce Housing to the City of Steamboat Springs. This acquisition will provide affordable living quarters to employees of a variety of community companies, opening the door for many residents to live and work within the city who may otherwise not have the opportunity.

Before becoming the building it is today, the Iron Horse Inn operated as a flour mill from 1896 to 1951. It was then purchased by CDOT but, unfortunately, burned down in 1958. It was rebuilt and operated as a hotel from 1968 to 1979, primarily as housing for highway workers. Since that point it has been owned by numerous investors. Now, in the hands of the City, it will return to its roots as workforce housing.

The need for this purchase comes from the fact that recruitment and retention of employees is extremely difficult, owing in large part to the small inventory and the high cost of housing that employees must face while working and living in Steamboat Springs. In order for both the city and other community employers to provide the best service possible, this housing need must be addressed. The community has shown its concern for this issue through community surveys, showing the problem to be one of the resident's top three priorities. The most recent Economic Development survey placed affordable workforce housing as the second or third most important issue to local businesses. The solution that the Iron Horse Inn provides to these concerns and the implementation of an affordable housing plan is just one step to help alleviate the workforce housing problem.

During the purchase of the Inn, the City conducted many inspections to ensure the property was up to standards. These inspections included a structural inspection, environmental assessment, and a hazardous material inspection. These inspections helped to alert the City to the beneficial aspects of the property, while also highlighting items that could be renovated and improved in order to make the hotel a comfortable living area for community employees. Some of the proposed improvements include reconfiguration of rooms in the new and old building, bringing the room inventory to (1) two bedroom unit, (15) one-bedroom units, (20) efficiency units, and (4) regular motel rooms.

As with any new project, expenses and profit must be evaluated to determine the practicality of the development. An operating proforma has been created, outlining the expenses and net profit for the Iron Horse Inn through December of 2008. It is currently estimated that expenses, including partial renovation, will amount to \$301,898, while income will amount to \$475,500. This would allow a net profit of \$173,602 from November of 2007 to December of 2008. Once renovation is completed and the Iron Horse Inn is able to reach its full potential, it is estimated that the income potential will rise to \$345,600 yearly. This income will help pay for the Certificates of Participation that have been used to finance the purchase of the property and to continue to operate and improve affordable housing at the Inn.

The current operating plan that the City has put into place will allow the hotel to honor its existing reservations throughout the current ski season, while also offering housing to 19 local employees, including City bus drivers. In addition, this plan will offer discounted, affordable housing prices to employees of the City, County, hospital, and school district, as well as CMC transitional and seasonal employees and students.

Currently, the Iron Horse Inn is a temporary/seasonal home to six Sheraton Hotel employees, a school teacher, an assistant manager, a waiter, 6 City employees, and three other citizens who needed workforce housing. It is the City's hope that the Iron Horse Inn will provide a model for Community Workforce Housing, will afford current employees the opportunity to live and work in this wonderful city, and bring exciting possibilities to the future of workforce housing.

OFFICE REORGANIZATION

We've been reorganizing offices this past month in order to make our departments more efficient while working within our space limitations. We would like to thank everyone for their help and cooperation during this time. Below is a list of the new moves made at the various City buildings.

- Intergovernmental Services (Linda Kakela and Winnie DelliQuadri) is now located on the first floor of the Public Safety Building.
- Information Systems & GIS (Vince O'Connor, Jeni Rae Watson and Sara Kane) are now located on the second floor of the Centennial Hall Power Plant above the City Cafe.
- Purchasing & Risk Management (Anne Small & Shelly St. Pierre) are now located in the offices next to the Deputy City Manager's office.
- City Clerk Records Assistant (Sabrina James) is now located in Shelly St. Pierre's former office.
- Assistant Director of Public Works (Jim Weber) is now located in the office across the hallway from Public Works.
- Administrative Assistant (Ginger Scott) is now located on the second floor of the Planning Department.
- Planning Code Enforcement (Greg Gunn) is now temporarily located in the former Information Systems space on the second floor of the Planning Department.

Linda Kakela's new phone number is: 879-8552 ext. 156 (three-digit extension may be dialed from City Hall). Winnie DelliQuadri's new phone number is: 879-8552 ext. 157 (three-digit extension may be dialed from City Hall)

*All other phone numbers remain unchanged.

Always feel free to contact City Hall at (970) 879-2060 should you have any questions regarding the location of an employee.

City Meetings Calendar

December

- 17 Public Art Board Meeting, Crawford Room, 1:00pm
- 18 City Council Meeting, 5:00pm
- 20 Historic Preservation Policy Review Committee Meeting, Room 113-114, 4:00pm
- 20 Board of Adjustment, 6:00pm
- 25 City Offices closed for Holiday
- 26 Downtown Construction Meeting, 8:00am

All meetings are held in Centennial Hall, Citizens' Meeting Room, unless otherwise noted. For more information, call the Office of the City Clerk, 879-2060.

You may listen to City Council and Planning Commission meetings on your phone by calling 871-7070. This service is provided to the first 50 callers.

Looking for a City Council or Planning Commission agenda? They are available on the City's web site: www.steamboatsprings.net

ANNUAL SERVICE AWARDS

The City held its annual Service Awards Program on November 29th. Awards were presented for Outstanding Customer Service, Community Involvement, Thinking Outside the Box. Good Guy Awards were also presented to City staff for going above and beyond the expectations or requirements of their jobs.

Service Awards were presented to those employees who have been with the City for 5, 10, and 25 years. We all would like to congratulate and thank these employees for their outstanding leadership and service.

Customer Service

Courtney Gill
Ginger Scott
Shelly St. Pierre
Gerard Geis
Tom Munden

Good Guy

Maria Bidgood
Erika Wright
Paul Gilbertson
Finance Dept. Staff

5 Years

Michael Arce
Bryan Ayer
Andy Fox
Debra Funston
Kim Gardner
Dave Hill

Mike Hirshman

Brooke Lightner
Matt Mathisen
Dale Morvay
Jeanne Power
Brian Shively
Mel Stewart
Community Involvement
Josh Carrell
Scott Hetrick
Chris Wilson

Out Of The Box

Bill Scherar
Tom Zurstadt

10 Years

Winnie Delliquadri
Lynn Donaldson
Jonathan Flint
Thorman Idzahl
George Krawzoff
Dave Morter
Will Rogers
Forest Yeager

25 Years

Shane Jacobs

GET INVOLVED!

The citizens of Routt County are invited to apply to serve on the **Yampa Valley Housing Authority**

The County and the City are seeking three (3) representatives of Routt County (which are appointed jointly by the Steamboat Springs City Council and the Routt County Board of Commissioners) to serve on this authority. Two positions serve to December 31, 2011 and one position is to fulfill a vacancy serving to December 31, 2009.

Applications must be submitted by 5:00 p.m. on Friday, December 21, 2007.

Applications are available at:

City Hall 137 10th Street
For more information contact:
Julie Jordan, City Clerk
(970)879-2060 Ext. 231
jjordan@steamboatsprings.net

Routt County 136 6th Street
For more information contact:
Board of County Commissioners
(970)879-0108

STEAMBOAT SPRINGS CITY COUNCIL

At the Tuesday, December 18, 2007 City Council some discussion items are:

- Building Department contract
- Review of The Evergreen planning project

This meeting begins at 5pm, please either call City Hall at 879-2060, or check out our website to get a time estimate for your item of interest. A complete agenda can be found at www.steamboatsprings.net

Please remember that public comment is provided at 7pm at the City Council meetings, or at the end of the meeting, whichever comes first.

Questions? Please call Julie Jordan, City Clerk at 871-8231.

TV BROADCAST OF CITY COUNCIL MEETINGS...

What do you think? Shall the City purchase equipment and/or contract for ...

1. Web casting Council Meetings,
2. Audio broadcast of Council meetings on a local radio station,
3. Video broadcast Council meetings on a local cable TV station,
4. None of the above.

Let us know what you think by e-mailing jjordan@steamboatsprings.net or dropping us a note at City Hall, 137 10th Street or mailing your thoughts to: Julie Jordan, City Clerk, POB 775088 Steamboat Springs, CO 80477