



**WHEAT RIDGE HOUSING AUTHORITY
SPECIAL MEETING MINUTES
April 8, 2011**

1. CALL MEETING TO ORDER

The meeting was called to order by Chair Brungardt at 3:34 p.m. in the City Council Chambers of the Wheat Ridge Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

2. ROLL CALL

Authority members present: Cheryl Brungardt
Joseph DeMott
Katie Vanderveen
Kathy Nuanes (Left @ 4:50 p.m.)

Authority members absent: Janice Thompson

Others present: Sally Payne, Deputy Director
Ken Johnstone, Community Development
Director
Jerry Dahl, City Attorney
Kathy Field, Administrative Assistant

3. PUBLIC FORUM

Patrick Eidman with Colorado Preservation Inc., a statewide private non-profit that advocates for the preservation of historic resources throughout Colorado, came to speak to the Housing Authority in regards to preserving the Fruitdale School building. Colorado Preservation Inc. has a number of different programs including the one Patrick runs which is the Endangered Places Program that seeks to identify historic places at risk of being lost and then provides assistance towards their preservation. They have a number of other programs which might be helpful to this project. They do cultural resources surveys. They have a political side that works with the legislature on preservation issues. They have a 10 member full-time staff, a number of volunteers and other consultants that work with them to advance their mission.

Founded in 1984, their mission is to promote historic preservation in our State by providing information, education, training, expertise and advocacy. They achieve

this mission by partnering with historic property owners, non-profit organizations, educators and local governments throughout the Rocky Mountain region.

Speaking directly to Fruitdale and Patrick's role with the Endangered Places Program, sites are nominated, they review it and sites are selected to be *saved*. Also part of the program is to respond to immediate preservation concerns which is the umbrella that Fruitdale School falls into. They think Fruitdale School is eligible for the National Register of Historic Places which is among the highest of honors that a building can receive in terms of historic designation, plus its association with Temple Buell who was the architect--one of the most well known of Denver architects.

4. EXECUTIVE SESSION

It was moved by Kathy Nuanes and seconded by Joseph DeMott to enter into executive session on April 8, 2011 to consider the purchase, acquisition, lease, transfer or sale of real, personal or other property pursuant to Colorado Revised Statute 24-6-402(4)(a), specifically related to the potential purchase of Fruitdale School. The motion carried 4-0.

The regular meeting was adjourned to executive session at 3:50 p.m.

The executive session was convened at 3:52 p.m.

The executive session was adjourned at 4:55 p.m.

The regular meeting was reconvened at 4:56 p.m.

Those attending the executive session were:

Cheryl Brungardt, WRHA

Joseph DeMott, WRHA

Kathy Nuanes, WRHA

Katie Vanderveen, WRHA

Sally Payne, Deputy Director

Ken Johnstone, Community Development Director

Jerry Dahl, City Attorney

Kathy Field, Administrative Assistant

It was moved by Joe DeMott and seconded by Katie Vanderveen that the Housing Authority direct staff to enter into negotiations with the Jefferson County School District for a purchase and sale agreement (PSA) to acquire property located at 10811W. 44th Avenue (the "Property") and more generally known as the Fruitdale School, for the purpose of re-using the Property for housing purposes for a purchase price not to exceed \$113,000.00, conditioned upon the following:

- 1. That the District provide a title policy or report acceptable to the City Attorney;**

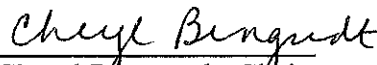
2. That the conveyance be by deed, with such exceptions as are approved by the City Attorney;
3. That the District provide a certification that the asbestos abatement in the building has been successfully completed;
4. That the beneficiaries of the reverter clause restricting the use of the property for school purposes shall have waived their interest in such reverter;
5. That the District shall support all actions of the Authority to remove the reverter clause, by negotiated agreement with the beneficiaries, by quiet title, condemnation, or other means;
6. That the District cooperate fully with the Authority in amending the plat to provide for a new legal description;
7. That the Authority be granted the right to terminate the PSA within two weeks of its execution and that the Authority be refunded the purchase price, less \$1500 per day in liquidated damages;
8. That additional new funding sources for reuse of the building, or a partner or buyer for the building be pursued by staff; and
9. That the Authority be entitled to demolish the building in the event a financially viable plan for reuse of the building cannot be identified.

It was further moved and seconded to authorize the Chair of the Authority to execute the PSA. The motion carried 4-0.

It was moved by Joe DeMott and seconded by Katie Vanderveen that the Housing Authority direct staff to prepare a PSA with Rocky Mountain HDC, Inc. (RMHDC) contingent upon acquisition of the Fruitdale School to bring forward at a regular Housing Authority Meeting. The motion carried 3-0.

5. **ADJOURNMENT**

It was moved by Katie Vanderveen and seconded by Joseph DeMott to adjourn the meeting at 5:04 p.m. to April 12, 2011 at 4:00 p.m. The motion carried 3-0.


Cheryl Brungardt, Chair


Kathy Field, Admin. Assistant