



**Minutes of Meeting  
January 24, 2012**

**A. CALL MEETING TO ORDER**

The meeting was called to order BY Chair Brungardt at 4:00 p.m. in the City Council Chambers of the Municipal Building, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**B. ROLL CALL**

Authority Members Present: Cheryl Brungardt  
Joseph DeMott  
Kathy Nuanes  
Janice Thompson  
Katie Vanderveen

Also Present: Larry Nelson, Cornerstone Realty  
Henry Wehrdt, Jeffco Housing Authority  
Patrick Eidman, Colorado Preservation Inc.

Staff Members Present: Sally Payne, Deputy Director  
Dick Matthews, WRHA Accountant  
Ann Lazzeri, Recording Secretary

**C. APPROVAL OF MINUTES – October 25 and November 2, 2011**

**It was moved by Joseph DeMott and seconded by Katie Vanderveen to approve the minutes of October 25, 2011. Motion carried 3-0 with Kathy Nuanes and Janice Thompson abstaining.**

**It was moved by Kathy Nuanes and seconded by Joseph DeMott to approve the minutes of November 22, 2011. Motion carried 4-0 with Katie Vanderveen abstaining.**

**D. OFFICERS REPORTS**

There were no officers reports.

**E. PUBLIC FORUM**

Dick Matthews reported that it will be necessary to restate the 2011 budget. A draft of the budget will be available in a few days. He also requested that appraisals be performed on properties that are in process. Wendy Swanshorst, auditor for the Authority, will start field work in February. Audit requirements will be more rigorous than in the past due to the amount of CDBG funds awarded in 2011.

**F. NEW BUSINESS**

**1. Fruitdale School – Patrick Eidman – Colorado Preservation, Inc. (CPI)**

Mr. Eidman announced that the \$15,000 grant was awarded to perform a structural assessment on the Fruitdale School building. However, Historic Denver, rather than Colorado Preservation, Inc., will administer the grant. Mr. Eidman stated that he will stay involved in the process as much as possible.

Sally Payne reported that work has been completed on the Fruitdale building for a cost of \$93,000 (under the estimate of \$100,000). A new roof was installed and the building has been weatherized. She also distributed copies of a report on the building which was completed by students at UCD.

**2. JCHA Update**

Henry Wehrdt presented updates on the following properties.

3891 Moore Street – 50% complete  
7910 West 46<sup>th</sup> Avenue - (fallen tree removed)  
4035 Nelson – 30% complete  
4530 Yarrow Street – Ready to go to bid.

Mr. Wehrdt commented that it is time to look at starting another rehab. Two possible properties are located at 4330 Upham and 7910 West 46<sup>th</sup> Avenue.

Mr. Nelson reported that the 36<sup>th</sup> Place property is under contract and the closing should take place on February 6 or 7.

Mr. Nelson also reported that High Court is under contract and is scheduled to close Feb. 13.

**3. Resolution 01-2012, establishing a designated public place for posting of meeting notices as required by the Colorado Open Meetings Law**

The resolution was read into the record by Chair Brungardt.

**It was moved by Joseph DeMott and seconded by Katie Vanderveen to approve Resolution 01-2012, a resolution establishing a designated public place for posting of meeting notices as required by the Colorado Open Meetings Law. Motion carried 5-0.**

**4. Year-end Report**

Sally Payne presented a draft 2011 Year End Report for the Wheat Ridge Housing Authority. The finalized version should be available at the next meeting.

Authority members were pleased with the report and comments were made that it was very useful and should be publicized outside the Housing Authority. The photos were well received and suggestions were made to include a collage of "before" photos as well as photos of various reconstruction processes. "Green" aspects of rehab should be emphasized. The "purpose" section could be removed.

**5. Election of Officers**

**It was moved by Janice Thompson and seconded by Kathy Nuanes to keep the current slate of officers. Motion carried 4-1.**

**G. UNFINISHED BUSINESS**

There was no unfinished business to come before the Authority.

**H. OTHER**

Kathy Nuanes announced that she will not seek reappointment to the Board when her term is up in March. She offered to continue serving until a replacement is appointed.

**I. ADJOURNMENT**

**It was moved by Kathy Nuanes and seconded by Katie Vanderveen to adjourn the meeting at 5:02 p.m. Motion carried 5-0. The next meeting is scheduled for February 28.**

  
Cheryl Brungardt, Chair

  
Ann Lazzeri, Secretary