



**Minutes of Meeting
August 28, 2012**

1. CALL THE MEETING TO ORDER

The meeting was called to order at 4:00 p.m. by Chair BRUNGARDT in the City Council Chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

2. ROLL CALL OF MEMBERS

Authority Members Present: Cheryl Brungardt
Joe DeMott
Katie Vanderveen

Authority Members Absent: Gayle Miller
Janice Thompson

Also Present: Sally Payne, Deputy Director
Betty Maybin, Cornerstone Realty
Larry Nelson, Cornerstone Realty
Henry Wehrdt, Jefferson County Housing Authority
Deborah Baker, Recording Secretary

3. APPROVAL OF MINUTES – June 26, 2012

It was moved by Katie Vanderveen and seconded by Joe DeMott to approve the minutes of June 26, 2012 as written. Motion carried 3-0.

4. OFFICERS REPORTS

There were no officers reports.

5. PUBLIC FORUM

No members of the public wished to address the Commission at this time.

6. NEW BUSINESS

A. Presentation and Acceptance of Audit

A representative of Swanhorst & Company was present to summarize the audit of the financial statements of the Wheat Ridge Housing Authority for the year ended December 31, 2011. On December 31, 2011, the Housing Authority still had some properties on hand valued at \$1.3 million which were all purchased with federal money. That was the only unusual finding in the audit. Findings were very minor and the accounting records are in good shape. Upon approval, the audit will be filed with the State Auditor.

It was moved by Katie Vanderveen and seconded by Joe DeMott to accept the audit as written. Motion carried 3-0.

7. UNFINISHED BUSINESS

There was no unfinished business.

8. OTHER

- Larry Nelson reported that the Yarrow Street property is about ready to go on the market. Cornerstone Realty has reexamined the market and will put it on the market at \$174,500. The property has considerable potential, partly due to its location adjacent to the other activities underway on the block and nicer homes after rehab, plus the lot size could potentially allow for building a two-car garage on the property.
- Larry Nelson reported that they have encountered an issue with the City of Aurora on an NSP home in which they were representing the buyer. They received an email with an attachment from the City of Aurora in which the buyer was required to sign an affidavit as to whether they used medical marijuana. Federal funds had been used for purchase and rehab of this property and the law prohibits the sale, consumption, etc., of medical marijuana. Mr. Nelson has contacted some of his colleagues working in nonprofit, the City of Aurora, and the City of Denver, and no one had heard of this before. He is trying to find out if this is a federal requirement and involves all HUD funds, because obviously CBDG funds would be involved. It is unclear at this point if this is going to be an issue elsewhere, but it has surfaced in Aurora.

Sally Payne added that the Jefferson County have not said anything about this either.

At Sally Payne's request, Henry Wehrdt distributed the Jefferson County Housing Authority's Medical Marijuana Policy Statement. Their attorney has advised that they are prohibited from asking under the fair housing guidelines if someone is a user. If it is found out that someone is a user, their fair housing voucher is terminated. There is no gray area in their interpretation since Federal law supersedes State law. He has not seen a mandate that this language be used, but it seems best to be proactive rather than reactive.

- Doug Knopp and Henry Wehrdt went back to 3450 Upham Street and came up with an all-inclusive job description totaling about \$73,050 in renovations. Current plans are to add a deck, refinish floors, remove walls, and recondition the family room into a garage. There is also the potential to install a half bath in the upstairs bedroom, but the estimate does not include that cost. They would also like to make some cosmetic upgrades for livability.

Henry Wehrdt reported that there is an issue with code enforcement pertaining to an 80-foot pine tree in front of the house at 7910 West 46th Avenue, as well as another tree on the back of the property. He has obtained a list from Code Enforcement of licensed arborists from which he will proceed with a bid spec to have the trees removed. He stated the options are to cut the tree and grind it to the ground or cut it down to a stump. The former option may be most desirable for landscaping purposes.

Chair Brungardt asked if the tree can be taken out before the renovations or is it a part of the renovations. Henry Wehrdt responded that it is not a part of the renovations and must be removed.

In reply to Sally Payne's question about 3450 Upham, Henry Wehrdt responded that the property does not currently have a sprinkler system. The lawn is not large and some exterior expansion is planned, so a sprinkler system is probably not essential.

9. OTHER

- Sally Payne reported that Kathy Field has taken a position in Public Works starting September 10, 2012. Community Development will be hiring for her replacement within the next month.

10. ADJOURNMENT

It was moved by Katie Vanderveen and seconded by Joe DeMott to adjourn the meeting at 4:30 p.m. Motion carried 3-0. The next meeting is scheduled for September 25, 2012.



Cheryl Brungardt, Chair



Deborah Baker, Recording Secretary