



**Minutes of Meeting
October 23, 2012**

1. CALL THE MEETING TO ORDER

The meeting was called to order at 4:02 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
Gayle Miller
Janice Thompson
Katie Vanderveen

Also Present: Sally Payne, Deputy Director
Betty Maybin, Cornerstone Realty
Larry Nelson, Cornerstone Realty
Harry Wehrdt, JCHA
Deborah Baker, Recording Secretary

3. APPROVAL OF MINUTES August 28, 2012

It was moved by Katie Vanderveen and seconded by Joe DeMott to approve the minutes of August 28, 2012 as written. Motion carried 4-0.

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. Status of Single Family Home Sales and Rehab

Larry Nelson reported that they have had 16 showings on the Yarrow Street property. He commented on some of the feedback they have received from the showings. Currently there is a good prospect of sale to a VA buyer. The buyer is being prequalified now.

Henry Wehrdt distributed the proposals for the rehab at 7910 W. 46th St. He explained that the drawings represent three options and reviewed the modifications for each one. The proposals are consistent to what has been done in all of the rehab houses thus far. However, of all the houses rehabbed to date, this is the only one that is ADA compliant.

In response to Chair Brungardt's question about accessibility, Henry Wehrdt replied that only one bedroom has to be handicap accessible. In these plans, there are actually two handicap accessible bedrooms. The tub is also partially accessible with hand grab bars. Additionally, there is a handicap ramp that extends all the way around the house. He also explained other modifications that will be made to accommodate a wheelchair.

For the record, Janice Thompson joined the meeting at 4:13 p.m.

In response to Janice Thompson's question, Henry Wehrdt replied that there is a high demand for handicap accessible homes and there are often none on the market.

Joe DeMott commented that with all the improvements that are going to be done to this property, consideration also needs to be given to easy access into the house. Discussion followed on changes that could be made to the floor plan in order to make entry easier. Joe DeMott suggested possible modifications that includes taking down a wall and adding an entry door to the kitchen which would provide easier access. Henry Wehrdt will follow up with the architect and obtain revised drawings.

In response to Janice Thompson's question, Henry Wehrdt responded that this is the only property that lends itself to being made handicap accessible. Some of the house is already accessible, so that provides a head start.

It was moved by Katie Vanderveen and seconded by Joe DeMott to obtain a bid for the construction after modifying the plan by taking down the wall in the kitchen and adding ADA height compliant cabinets. Motion passed 5-0.

B. Update on Fruitdale School

Sally Payne reported that the City received the grant from the State Historic Fund to do the structural assessment, and we now have the first draft of that from Slaterpaull Architects. Basically, the foundation and framing is in good shape, but there is work to be done, but nothing serious. They break it down into critical, serious, and minor repairs. There was damage to the roof before the City acquired

it. The next step will be meeting with the architect and they will prepare the estimate, which is expected to be in the City's hands within the next month or so.

The last round of State Historic Fund grants was in October. Sally Payne has prepared an application with the assistance of Slaterpaul Architects, for a second grant which would be used for planning and design of the building and evaluating potential uses of the property. Grants will be awarded in December.

In response to Janice Thompson's question asking if the small house is also a part of this work, Ms. Payne replied that it is only the original school building that is being worked on.

In September the State Review Board recommended forwarding the nomination to the National Parks Service for the National Register. Ms. Payne attended the meeting, and said there was very little discussion and they were supportive. The timing is about 45 days from the State Review Board's recommendation. We should know next month whether it will be designated.

C. Information for Housing Related Referrals

Chair Brungardt stated that Sally Payne has compiled a housing referral list including various resources which will help staff and Council answer the public's housing related inquiries. It includes resources for the homeless, family assistance, such as Family Tree, etc. The document will also be posted on the Wheat Ridge website and circulated to City Council so they will also have the information.

7. UNFINISHED BUSINESS

There was no unfinished business to come before the Authority.

8. OTHER

Chair Brungardt said that this is Katie Vanderveen's last meeting. The Commission thanked her for her service.

Larry Nelson reported that he has visited a house on 2523 Depew St. in Edgewater currently occupied by three developmentally disabled folks who need to get out of the situation. He will probably recommend razing. It is very close to the Wheat Ridge boundary and would be a good opportunity if Wheat Ridge can cross borders. Chair Brungardt replied that she doesn't think we can cross borders, and she suggested that he talk to Habitat for Humanity.

Ms. Payne reported that Community Development's new Admin Assistant is now on board. Her name is Kim Waggoner. She started this week.


The next meeting will be held on November 22, 2012, if needed. If anyone has suggestions for a replacement for Katie, please notify Sally Payne. Joe DeMott reminded everyone to keep in mind the Commissioners are appointed by the Mayor.

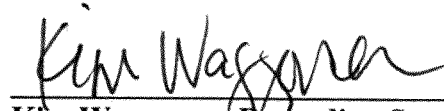
Ms. Payne commented that Jefferson County has a Community Development Advisory Board that oversees the distribution of Community Development Block Grant funds for the county. She was invited to attend their meeting at the first of the year to present Wheat Ridge's housing rehab program and how well it has been working. The county is very pleased with how this program has been working.

9. **ADJOURNMENT**

It was moved by Joe DeMott and seconded by Katie Vanderveen to adjourn the meeting at 4:45 p.m. Motion carried 5-0.


Cheryl Brungardt, Chair


Deborah Baker, Recording Secretary
(Minutes Preparation)


Kim Waggoner, Recording Secretary
(Minutes Approval)