

D. OFFICERS REPORTS

There were no officers reports.

E. PUBLIC FORUM

No members of the public were present to address the Authority at this time.

F. NEW BUSINESS

1. CDBG Program Income Reuse

Ms. Payne stated Jefferson County has allowed the Authority to retain \$394,000 of the Program Income funds to purchase two homes this year. The Authority needs to purchase, rehabilitate and sell the homes by the end of the year per the agreement.

Mr. Nelson stated the housing market is very tight in Wheat Ridge. He stated it is very difficult to find homes at the maximum price point mandated by the CDBG program. A home on Otis Street has been contracted. The seller had multiple bids but decided to accept the bid from the Housing Authority as the property will be rehabilitated and resold for low and moderate income housing. The closing is scheduled for February 28.

Mr. Wehrdt prepared a scope of work of proposed improvements for the rehabilitation. The scope does not include costs for a sewer line scope. The scope of work is a guesstimate of contractor bids. Mr. Wehrdt shared photos of the property and the scope of work to rehabilitate the property. The difference between the purchase price and the maximum allowed to purchase the home will be allocated to the rehabilitation. He stated any items can be removed and others may be considered by the Housing Authority.

Jefferson County Housing Authority charges a minimum construction management fee of 5%.

Chair Thompson suggested a tour of the house for the members. Mr. Nelson stated that could occur after the closing.

Mr. Harr asked about square footage. Mr. Nelson stated the house is 1084 square feet and was built in 1950.

Chair Thompson asked if this house could be ADA accessible. Mr. Wehrdt and Mr. Nelson stated no.

Mr. Nelson stated he is looking for another house to purchase and information tips are welcome.

G. OLD BUSINESS

1. Fruitdale School

A. Request For Interest (RFI)

Ms. Payne reviewed the memo and provided background information on Fruitdale School. The RFI draft document was reviewed and discussed by the Authority.

Mr. Abbott suggested adding some language to highlight the value of the proximity of Clear Creek Waterway including the bikeway and the facilities at Prospect Park.

Rezoning and re-platting was discussed.

The deed restriction was discussed.

Chair Thompson asked where the RFI will be published. Ms. Payne stated all possible avenues will be considered including The Colorado Real Estate Journal, Denver Business Journal, Historic Denver, and Colorado Preservation Inc. Chair Thompson asked if it will be published in newspapers. Mr. Johnstone stated there is a publication based in Denver for RFP's which will be considered but it will not be published in the Transcript.

Ms. Langworthy inquired about previous interested parties. Ms. Payne stated there were three individuals that were interested and they were given an opportunity to submit an RFP. There has not been any response yet.

Ms. Walter asked if the Housing Authority can be a grant applicant and also pay for the rezoning if it is not used for housing and if the Housing Authority is limited in the manner money is spent. Ms. Payne stated rezoning/re-platting would be a permitable expense to position the property.

Ms. Walter suggested adding language for transit access such as the bus route and the Gold Line.

Chair Thompson asked when the RFP would be released. Ms. Payne stated the end of February.

Mr. Abbott asked about the timeline for responses. Ms. Payne stated 60 to 90 days.

Chair Thompson stated the Housing Authority has done due diligence.

H. OTHER

1. Resolution Establishing A Designated Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law.

It was moved by Tracy Langworthy and seconded by Chad Harr to approve Resolution 01-2014, Resolution Establishing A Designated Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law. Motion carried 4-0. Mr. Abbott stepped out of the room.

2. Resolution Authorizing the Purchase and Encumbrance of Real Property.

There was some discussion and it was determined to add language designating the CDBG Program.

It was moved by Tracy Langworthy and seconded by Thomas Abbott to approve Resolution 02-2014, Resolution Authorizing the Purchase and Encumbrance of Real Property. Motion carried 5-0.

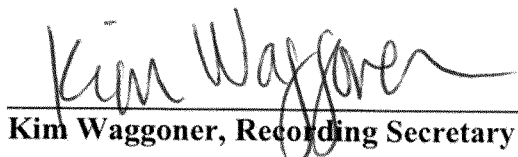
3. Ms. Payne stated Dick Matthews the accountant for the Housing Authority has resigned. We are looking for a new accountant. Chair Thompson and Ms. Langworthy have a referral.

I. ADJOURNMENT

It was moved by Chad Harr and seconded by Jennifer Walter to adjourn the meeting at 5:25 p.m. Motion carried 5-0.

Next meeting will be February 25, 2013


Janice Thompson, Chair


Kim Waggoner, Recording Secretary