



**Minutes of Meeting  
July 22, 2014**

**A. CALL THE MEETING TO ORDER**

The meeting was called to order at 4:02 p.m. by Chair Thompson in the City Council Chambers of the Municipal Building, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**B. ROLL CALL OF MEMBERS**

Authority Members Present: Thomas Abbott  
Tracy Langworthy  
Janice Thompson  
Jennifer Walter

Authority Members Absent: Chad Harr

Also Present: Lauren Mikulak, Senior Planner  
Kenneth Johnstone, Director of Community  
Development  
Larry Nelson, Cornerstone Realty  
Betty Maybin, Cornerstone Realty  
Kim Waggoner, Recording Secretary

All attendees introduced themselves.

**C. APPROVAL OF MINUTES: April 22, 2014**

**It was moved by Ms. Walter and seconded by Ms. Langworthy to approve the minutes of April 22, 2014 as written. Motion carried 4-0.**

**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**

**G. OLD BUSINESS**

**1. Update on Single Family Homes Rehab and Sales**

Mr. Nelson stated the rehabilitation at the Otis Street property is complete. He asked the Board if they were interested in spending \$2100 to clean up overgrown landscaping and \$500 to add a garage door opener. He stated neither was required but the tree limbs could be a safety issue. Ms. Mikulak stated the Authority may need to cover the costs for these items as the county may not approve additional funding.

He stated the home will be listed at \$220,000 for affordability and the county approved it to be sold to a non-first time home buyer but the buyer cannot be multi-property owner.

Ms. Langworthy stated she is ok with the expenses for the landscaping but not the garage door opener.

There was some discussion about the purchase prices, rehabilitation costs and budget for Otis Street and 44<sup>th</sup> Place.

**It was moved by Ms. Langworthy and seconded by Ms. Walter to spend \$2100 for the landscaping from the Authority's funds. Motion approved 4-0.**

**It was moved by Ms. Walter and seconded by Ms. Langworthy to list the property at 3475 Otis Street at \$220,000. Motion approved 4-0.**

Mr. Nelson stated acquisition of 44<sup>th</sup> Place is complete and rehabilitation estimates can be reviewed next month.

**2. Fruitdale School RFI**

Mr. Johnstone stated there were two responses to the RFI. The interested parties are a Waldorf inspired charter school affiliated with the Mountain Phoenix school (PreK-8 campus) at I-70 S Frontage Road and Miller Street and a Cultural Education Facility sponsored by a group of people interested in providing cultural facilities with a strong interest in preserving the Fruitdale School. The proposals were reviewed against the review criteria in the RFI. Based on the analysis, staff feels the Waldorf inspired Charter School is a stronger proposer as they have a financial plan, equity funding sources, expansion plans and a relationship with Jefferson County School District as an existing charter school. There are grant possibilities with the Temple Buell Foundation and the

Rudolph Steiner Foundation which funds capital construction for Waldorf Schools. The proposal also satisfies the Reverter Clause.

He stated both groups have demonstrated a commitment to preserve the building.

He stated the Housing Authority has invested \$285,000 in Fruitdale School. It will be unlikely to recoup the investment and/or profit from it as neither group proposed to pay the Housing Authority for the building.

He reviewed three options for moving forward which were outlined in the memorandum. He stated staff has some suggested conditions is the Housing Authority moves forward with option 1, selling Fruitdale to the proposed charter school.

Chair Thompson stated the care taker house is not part of the historical site and any prospective buyer should have the right to do with it as they see fit. Mr. Johnstone agreed.

Mr. Thomas asked how much money was invested by the City of Wheat Ridge. Mr. Johnstone stated all the funding (\$285,000) came from the Wheat Ridge Housing Authority. The City has not invested any money other than staff time.

Ms. Walter asked if the charter school has been approved by Jefferson County. Mr. Johnstone stated he didn't believe it had been. They are still in the process of assembling the charter.

Mr. Abbott suggested creating language for a condition to revert the property back to the Authority if the charter school fails to rehab and reuse the Fruitdale building. Mr. Johnstone stated he has not done so yet but he will work on some language in the event of non-performance within a reasonable period of time.

There was some discussion about restriction number two in the suggestion motion regarding limitations that the historic qualities of the exterior of the building be preserved and maintained.

Ms. Langworthy stated the charter school has an aggressive schedule and she has a lot of questions about it. There were three people from the charter school in the audience.

Chair Thompson stated she understands that both groups were told they would not be making any presentations to the Authority at this time and there were no representatives from the Cultural Education Facility in attendance. She stated the Authority is to make a motion for the group that is most viable proposer. Mr. Johnstone confirmed that both groups were made aware of the public meeting but were told they would not be presenting. After discussion, Chair Thompson decided it was not appropriate to ask questions of the charter school representatives at this time.

Ms. Walter agreed and stated it was reasonable to have staff move forward in negotiations with the charter school.

Ms. Langworthy concurred and stated she may forward some questions for Mr. Johnstone to ask the charter school.

Mr. Abbott reviewed the evaluation criteria and identified the charter school as the most viable proposal. There was some discussion about the criteria and the proposers' abilities and needs.

Ms. Walter observed that the charter school has experience executing similar projects with restoring a 1939 school building and reusing it for another school. There are indicators of demand for a charter high school and letters of intent will be submitted with the charter application.

Mr. Abbott stated from an economic development perspective the charter school is a stronger candidate for creating an avenue of economic development in the neighborhood.

Ms. Langworthy stated a high school makes sense with the proximity of the elementary school.

Chair Thompson stated she sees a lot of positive things in the Charter School proposal.

Chair Thompson asked the members if they were comfortable with charging them \$1.00. Mr. Abbott proposed \$50,000. There was some discussion of the Authority's funds that have been spent over the last several years in association with the market study, roof replacement, and stabilization of the building.

The proposed motion was discussed including the purchase price and closing costs incurred by the Wheat Ridge Housing Authority and the restrictions.

Ms. Langworthy stated the economic benefit and stability the charter school could bring to 44<sup>th</sup> Avenue has more value than trying to recoup the money the Authority spent on the building.

Ms. Walter stated she didn't want the purchase price to be a deal breaker. She asked if there are other ways to recoup some of the Authority's investment.

Chair Thompson stated the RFI asked for a proposal and in return we could get a stable school that has proven their track record and can benefit the community and if they outgrow the building they will continue to utilize the building with an educational purpose.

Mr. Abbott agreed and proposed that the Authority's funds may be recouped in kind if the community can benefit from use of the building or art classes as was stated in the proposal.

**It was moved by Mr. Abbott and seconded by Ms. Langworthy to direct staff to negotiate a purchase contract with the Fruitdale Preservation Foundation for the sale of the Fruitdale School for a purchase price of \$1.00 and further to limit closing costs incurred by the Wheat Ridge Housing Authority.**

**Furthermore, to direct staff to include provisions in the purchase contract that would place restrictions on the property in perpetuity, to do the following:**

- 1. Maintain the word Fruitdale in some form in the name of the proposed school; and**
- 2. Require, with limitations that the historic qualities of the exterior of the principal building be preserved and maintained.**
- 3. Establish certain reasonable timeframes for performance; which if not met would require deeding the property back to the Wheat Ridge Housing Authority.**

Mr. Abbott stated he would like to see some preservation of the interior of the building. Mr. Johnstone stated there has been extensive damage to the building. Because public schools are not subject to local building codes, the City will not be inspecting the building and will have little jurisdiction over the interior remodel; the state will be completing building inspections. Mr. Abbott understood and accepted that the interior was not required to be preserved.

Ms. Walter stated it has never been a financial decision to purchase Fruitdale; it's been policy decision to save the building. She is comfortable with the third condition of the motion as it will aid in protecting the policy decision. If something happens that prevents the charter school from completing their project, the building will revert back to the Authority and the building will be preserved.

**Motion approved 4-0.**


#### **H. OTHER**

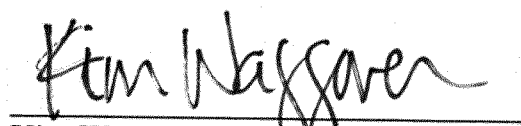
Ms. Mikulak introduced herself as the new staff liaison for the Housing Authority.

#### **I. ADJOURNMENT**

**It was moved by Ms. Langworthy and seconded by Ms. Walter to adjourn the meeting at 5:46 p.m. Motion carried 4-0.**

Next meeting will be August 26.

  
**Janice Thompson, Chair**

  
**Kim Waggoner, Recording Secretary**