



**Minutes of Meeting
August 26, 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 29th Avenue, Wheat Ridge, Colorado.

B. ROLL CALL OF MEMBERS

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

Authority Members Absent: None

Also Present: Lauren Mikulak, Senior Planner
Henry Wehrdt, JCHA
Larry Nelson, Cornerstone Realty
Betty Maybin, Cornerstone Realty
Kim Waggoner, Recording Secretary

C. APPROVAL OF MINUTES: July 22, 2014

It was moved by Ms. Langworthy and seconded by Ms. Walter to approve the minutes of July 22, 2014 as written. Motion carried 4-0 -1 with Mr. Harr abstaining.

D. OFFICERS REPORTS

There were no officers' reports.

E. PUBLIC FORUM

Dick Morishige

1909 Parfet Estates Dr., Golden, CO

Mr. Morishige stated he owns the property at 10880 W. 45th Ave. and expressed his concerns related to Fruitdale potentially being reused as a high school. He was concerned about potential impacts related to parking, a potential parking garage structure, noise, security and parking overflow on 45th Ave.

Craig Horlacher

10720 W. 45th Ave.

Mr. Horlacher stated he is the President of the Fruitdale Roof Maintenance Association, Inc. He stated concerns about the potential impacts of a new high school on the Fruitdale Patio Homes neighborhood. He provided a list of concerns and questions to be forwarded to Mountain Phoenix. He had questions regarding the City and Housing Authority role in reviewing and regulating the school and associated redevelopment.

Ms. Mikulak stated the Housing Authority owns Fruitdale School and is seeking a buyer. The reverter clause requires the use to be a school. Public schools are allowed in any zone district by state law. The Colorado Department of Education has jurisdiction over public school buildings and construction; because the school is a public charter school it is not subject to local zoning and building codes. She said she can advise Mountain Phoenix of their concerns. She stated Mountain Phoenix is in negotiations to purchase the vacant piece to the west to accommodate sufficient parking on site. At the existing Mountain Phoenix campus at Miller and I-70 Frontage Road North, the school has demonstrated that they are willing to work with neighbors to mitigate concerns.

Mr. Horlacher asked if the viability of the project depends on the acquisition of the property to the west. Ms. Mikulak replied yes in terms of parking.

Chair Thompson stated the Fruitdale Building Corporation proposal for a charter high school was the best and most viable proposal received from the Request for Information.

F. NEW BUSINESS

G. OLD BUSINESS

1. Update on Single Family Homes Rehab and Sales

Mr. Nelson stated the closing for the Otis St. property will be on August 27.

Mr. Wehrdt stated a scope on the sewer line was done and the property will be mowed one more time.

A. Budget Memo

Ms. Mikulak reviewed the budget memo which included expenses to date and expected expenses. The rehabilitation of the two homes (Otis and W. 44th Place) is projected to be over budget and the County has advised that some of the overspending may need to be paid out of the Authority's operating expenses. She urged the Authority to be mindful of the budget when reviewing the scope of work for the rehabilitation of the property at 6605 W. 44th Place.

Ms. Mikulak shared current photos of the property at W. 44th Pl. and explained the property in detail. The Cost Estimate Report for W. 44th Pl. which was prepared by Mr. Wehrdt was reviewed by the Authority. Mr. Abbott observed that it is a challenge to balance the need to adhere to the budget versus the need to provide a home that is code compliant and is appealing to today's buyers.

Mr. Nelson stated that curb appeal and attractive finishes is important to any buyer. The Housing Authority is limited in the types of buyers they can attract because buyers need to have qualifying incomes and because the buyer will have to meet additional requirements including attending required home buyer classes.

Mr. Wehrdt stated the property and home should be consistent with the neighborhood.

Ms. Langworthy stated the rehabilitation of 6605 W. 44th Place will modernize the property without losing the character of the smaller, older home. The rehabilitation may encourage surrounding property owners to invest in their homes and there will be an increase in property ownership in Wheat Ridge. The members agreed. Ms. Langworthy expressed support for the Housing Authority spending their own funds to ensure a high quality home; there is a large return on a relatively small investment in that the program increases homeownership and improves neighborhoods.

Ms. Mikulak stated that the County will not be returning the CDBG Program Income after the rehabilitation of W. 44th Place. In recent years, the County has revised how CDBG funds are allocated and Wheat Ridge does not receive an automatic allocation. In the future the Housing Authority will need to submit a proposal and apply for funds. Later this year, the Housing Authority will do strategic planning to consider what the next focus of the Authority should be. She stated there are a lot of options and opportunities for future Authority projects.

Mr. Nelson and Ms. Maybin left the meeting at 5:19.

2. Fruitdale School

Ms. Mikulak stated the purchase agreement was emailed to the Fruitdale Building Corporation for review. They have indicated their timeline is still consistent with the project timeline included with the proposal. She anticipates a meeting in the near future with Fruitdale Building Corporation. Any updates on the negotiations of the purchase agreement will be distributed to the group via email.

H. OTHER

1. 2013 Audit

Ms. Langworthy stated the audit is good and there is no indication of any inappropriate actions.

I. ADJOURNMENT

It was moved by Mr. Abbott and seconded by Mr. Harr to adjourn the meeting at 5:26 p.m. Motion carried 5-0.

Next meeting is scheduled for September 23.


Janice Thompson, Chair


Kim Waggoner, Recording Secretary