



**WHEAT RIDGE HOUSING AUTHORITY
MINUTES
January 27, 2009**

1. CALL MEETING TO ORDER

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

2. ROLL CALL

Authority members present: Cheryl Brungardt
Kent Davis
Kathy Nuanes
Lena Rotola
Janice Thompson

Others present: Sally Payne, Deputy Director
Larry Nelson, Cornerstone Realty
Betty Maybin, Cornerstone Realty
Ken Johnstone, Community Development
Director
Ryan Stachelski, Economic Development
Specialist
Francisco Reina, Citizen
Denise Balkas, Wheat Ridge 2020
Britta Fisher, Wheat Ridge 2020
Wayne Hughes, H&F Associates
Ann Lazzeri, Recording Secretary

3. APPROVAL OF MINUTES: November 25 and December 9, 2008

It was moved by Kent Davis and seconded by Lena Rotola to approve the minutes of November 25, 2008 as presented. The motion passed 4-0 with Janice Thompson abstaining.

It was moved by Lena Rotola and seconded by Janice Thompson to approve the minutes of December 9, 2008 as presented. The motion passed 3-0 with Kent Davis and Kathy Nuanes abstaining.

4. **OFFICER REPORTS**

There were no officer reports.

5. **PUBLIC FORUM**

There was no one present to address the Authority.

6. **NEW BUSINESS**

A. Rehab Partner Discussion and Selection

The following people have expressed interest in working with the Housing Authority as construction manager for Authority projects:

- **Wheat Ridge 2020** - Denise Balkas and Brita Fisher, interim co-directors of Wheat Ridge 2020 (WR2020), presented an overview of the organization's qualifications to serve in construction management capacity for the Housing Authority. Ms. Balkas stated that the Housing Authority program could be folded into WR2020's current portfolio and administrative and technical capacity for renovating homes and marketing them for resale.

Brita Fisher stated that WR2020 can also provide financing through the home investment program which provides 0% interest loans for three years and 4% interest for years four through ten for homeowners wanting to make improvements to their properties. WR2020 is familiar with federal regulations regarding housing rehabilitation. WR2020 outsources construction management on an hourly basis to Brace and Associates.

A question and answer period followed the presentation.

- **Wayne Hughes** - Mr. Hughes presented background and qualifications of his company, H&F Services. He has been in the construction business for over thirteen years and has worked with all the metro housing authorities. He is now moving into the areas of general contracting and consulting. He stated he hires subcontractors and is familiar with most subcontractors in the area. He also stated that his wife has the experience to handle grant applications. He is presently working on a project with Douglas County.

A question and answer period followed the presentation.

Following the presentations, the Authority discussed the applicants' presentations.

Kent Davis expressed concern about conflict of interest issues in partnering with Wheat Ridge 2020. Other members agreed that the Housing Authority should remain a separate entity. Further, Brothers and H&F have more experience with housing authority projects.

There was consensus to eliminate WR2020 and make a decision between H&F Associates and Brothers Redevelopment (who presented at the November 25, 2008 Authority meeting). Authority members agreed with Kathy Nuanes' suggestion that a final decision be delayed until results of reference checks on Brothers Redevelopment and H&F Associates are available for the Authority's consideration.

B. Authorization to hire Swanhorst and Company to perform audit

It was moved by Kent Davis and seconded by Lena Rotola to authorize Swanhorst and Company to perform the annual Housing Authority audit with a cost not to exceed \$5,000. The motion passed 5-0.

C. Resolution 01-2009

Pursuant to legislative amendments to the Colorado Open Meetings Law, Section 24-6-402(2)(c), the Wheat Ridge Housing Authority is to designate at its first meeting of each calendar year a public place for the posting of notices for meeting. This resolution identifies the lobby of the Municipal Building as the designated place for posting meeting notices.

It was moved by Kathy Nuanes and seconded by Lena Rotola to approve Resolution 01-2009 establishing a designated public place for posting meeting notices as required by the Colorado Open Meetings Law. The motion passed 5-0.

D. Election of Officers

It was moved by Janice Thompson and seconded by Kathy Nuanes that Cheryl Brungardt continue to serve as Chair of the Housing Authority for 2009. The motion passed 5-0.

It was moved by Kathy Nuanes and seconded by Lena Rotola that Janice Thompson serve as vice chair of the Housing Authority for 2009. The motion passed 5-0.

7. EXECUTIVE SESSION

It was moved by Janice Thompson and seconded by Lena Rotola to move into executive session for the purpose of receiving legal advice to consider

the purchase, acquisition, lease, transfer or sale of real, personal or other property pursuant to C.R.S. Section 24-6-402(4)(a). The motion passed unanimously.

The regular meeting was adjourned at 5:19 p.m.
The executive session was convened at 5:22 p.m.
The executive session was adjourned at 5:53 p.m.
The regular meeting was reconvened at 5:54 p.m.

Those attending the executive session were:

Cheryl Brungardt, Housing Authority
Kent Davis, Housing Authority
Kathy Nuanes, Housing Authority
Janice Thompson, Housing Authority
Lena Rotola, Housing Authority
Sally Payne, Deputy Director
Ken Johnstone, Community Development Director
Ryan Stachelski, Economic Development Director
Larry Nelson, Cornerstone Realty
Betty Maybin, Cornerstone Realty
Ann Lazzeri, Secretary

8. UNFINISHED BUSINESS

A. Consider counter offer for purchase of property

There was consensus to send a letter to the School District thanking them for their consideration and indicate that the Housing Authority is no longer interested in purchasing the Fruitdale School property.

Sally Payne stated that she would notify the County regarding this decision since \$75,000 in Home Funds had been granted to the Authority for the Fruitdale project. She also mentioned that the Authority still has \$37,500 left from a previous project. Larry Nelson suggested that Ms. Payne check with the County to see if these funds could be applied to an existing project.

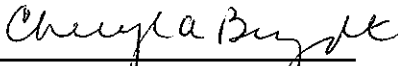
9. OTHER

- Larry Nelson reported that the Parfet unit suffered water damage due to broken pipe. There will be a \$1,000 deductible to pay toward repairs. Total cost of repairs will be approximately \$20,000. He has taken this unit off the market for the time being.

- Mr. Nelson also mentioned that he would like to discuss alternative marketing strategies, including price reductions, for remaining properties at the next meeting.

10. ADJOURNMENT

It was moved by Kathy Nuanes and seconded by Kent Davis to adjourn the meeting at 6:02 p.m. The motion passed unanimously.



Cheryl Brungardt, Chair



Ann Lazzeri, Secretary