



**Minutes of Special Meeting  
November 29, 2016**

**A. CALL THE MEETING TO ORDER**

The meeting was called to order at 4:12 p.m. by Chair Thompson in the Second Floor Conference Room of the Municipal Building, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**B. ROLL CALL OF MEMBERS**

Authority Members Present:        Thomas Abbott  
    Tim Fitzgerald  
    Chad Harr  
    Janice Thompson  
    Jennifer Walter

Authority Members Absent:        None

Also Present:                                      Kenneth Johnstone, Community Development Director  
    Lauren Mikulak, Community Development  
    Jim Hartman, Hartman Ely Investments (HEI)  
    Susan Ely, Hartman Ely Investments (HEI)  
    Tammy Odean, Recording Secretary

**C. APPROVAL OF MINUTES:**

**1. October 25, 2016**

**The Housing Authority Members voted to approve the minutes of October 25, 2016.**

**Motion approved 4-0-1. Ms. Thompson abstained**

**D. OFFICERS REPORTS**

There were no Officers Reports

**E. PUBLIC FORUM**

There was nobody present from the public to speak.

**F. NEW BUSINESS**

Ms. Thompson asked about the possibility of City Council approving extra funding for Housing Authority, which had been brought up by Councilmember Genevieve Wooden at the City Council meeting on November 28.

As the Council representative to the Board, Mr. Fitzgerald noted that the 2017 City budget was already approved, so it would be best to make a request for Housing Authority funding as part of the City's 2018 budget.

**G. OLD BUSINESS**

**1. Fruitdale School Update**

Ms. Mikulak explained that the reason for this meeting is to review the Amended and Restated Development Agreement and to consider approval of the agreement. If the agreement is approved then it will be signed and recorded, and closing will happen in about a week. Ms. Mikulak then summarized the staff report by describing those elements of the agreement that changed and those that stayed the same as compared to the original Development Agreement from early 2016. She indicated that the City Council had approved the Amended Agreement at its November 28 meeting, on the previous night. Ms. Mikulak added the next steps include considering the Resolution to ratify the approval of the sale, starting with the hazmat mitigation, getting construction underway, and getting solar installed so the units can be leased by fall. Mr. Hartman informed the members and staff that the last 22% of the historic preservation tax credits were committed for sale to Monarch Investments at an 80% rate.

Ms. Thompson suggested publishing a press release after closing.

Ms. Mikulak said there will be a private groundbreaking and plans to document construction progress as it moves forward.

Mr. Abbott expressed his support for the WRHA loans and for the project in general. He advised HEI to be cautious about fire risks during construction.

Board members expressed support for the project prior to Chair Thompson calling for a motion.

**It was moved by Mr. Abbott and seconded by Mr. Fitzgerald to approve Resolution No. 03-2016, approving the Amended and Restated Development Agreement for the Fruitdale School Property and approving the sale of property owned by the Authority to Fruitdale School Partners LLC.**

**Motion carried 5-0.**

**H. OTHER**

Mr. Hartman invited the Housing Authority and City Council to celebrate with HEI at a groundbreaking on December 15 at 11a.m.

Ms. Thompson suggested including commemorative plaques at the Fruitdale site upon completion.

Mr. Hartman said there will be one for the National Register Listing and another being a rededication plaque.

There was also discussion about the solar project on this site and its benefits.

**I. ADJOURNMENT**

**It was moved by Mr. Harr and seconded by Ms. Walter to adjourn the meeting at 4:56 p.m.**

**Motion carried 5-0**

  
Janice Thompson, Chair

  
Tammy Odean, Recording Secretary