



**Minutes
June 27, 2017**

A. CALL THE MEETING TO ORDER

The meeting was called to order at 4:04 p.m. by Chair Thompson in the Second Floor Conference Room of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

B. ROLL CALL OF MEMBERS

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

Authority Members Absent: Chad Harr

Also Present: Kenneth Johnstone, WRHA Executive Director
Lauren Mikulak, Staff Liaison
Tammy Odean, Recording Secretary

C. APPROVAL OF MINUTES:

1. March 28, 2017

It was moved by Mr. Fitzgerald and seconded by Mr. Abbott to approve the minutes of March 28, 2017 as written.

Motion approved 3-0-1 with Ms. Walter abstaining.

D. OFFICERS REPORTS

Ms. Thompson mentioned she was sad to see that Walmart had closed was not going to be a part of Clear Creek Crossing (CCC) and hopes that the Housing Authority will be a part of the new development at CCC.

E. PUBLIC FORUM

There was nobody present from the public to speak.

F. NEW BUSINESS

1. City Budget

Ms. Mikulak acknowledged that the Authority had hoped to have a discussion about strategic planning and about a potential budget request from the City. She apologized for not being able to hold a strategic planning session at this meeting, but explained the workload implications of the hail storm and noted that it may not be an appropriate time to make a budget request. With Walmart closing the City's budget may be impacted. It may be offset with the revenue from building permits due to the hail storm in May. It is also appropriate to consider the timing of another monetary request from City Council because the City is still waiting for a payback of their \$2 million loan from the Fruitdale Project.

Mr. Johnstone added that with regards to the 2017 budget the City Manager has asked the City to look for savings opportunities because of Walmart closing, despite exploring opportunities to backfill sales tax revenue.

Ms. Mikulak provided an example of current savings measures, including that staff will not be using previously budgeted funds for the Kipling Corridor Plan. Also, she noted the City's cash flow challenges observing that the City had to delay payment of the Fruitdale drawdown in June. Mr. Johnstone and Ms. Mikulak both agreed it can now be paid.

Mr. Fitzgerald expressed frustration that there has not been any strategic planning this month. He was hoping to present City Council with a plan because he is worried the Housing Authority is going to sit dormant. He understands there is a slim chance of getting money from City Council, but he wants to get something going. He then shared the Authority's 2010 strategic planning memo and noted that it included some good ideas and others that are no longer appropriate.

Ms. Mikulak offered to distribute the report via email as well and added that when staff resources allow, the HA will be provided with what else is out there and what other agencies are doing.

Mr. Abbott feels the HA needs to keep meeting even if it don't have the money just to keep ideas moving. He doesn't want the HA to miss any opportunities. Mr. Abbott added it might be important to focus on home ownership.

Ms. Walter agreed and said it would be important to be sensitive to the timing issues relative to the City's budget and suggested the Authority wait for strategic planning

until the next fiscal year. Ms. Walter mention that Mr. Harr had a good idea to have Britta with Local Works address the board.

Mr. Fitzgerald thought it would be a good idea to meet with an affordable housing developer.

Ms. Thompson would like to see the HA partner again like the Fruitdale Project because it was successful and she wants the community to know this. She wants to help people better themselves. Ms. Thompson would also like to look at the houses the HA had helped in the past and see if the program worked.

Mr. Fitzgerald asked if it is possible to get new funds or a new grant from CDBG.

Mr. Johnstone said the HA could be given consideration because it is a part of the Urban County making it eligible for CDBG, but applications are competitive.

Mr. Fitzgerald would like each member to come to the next meeting with ideas and is interested to find out how the Authority can partner with other agencies and developers.

G. OLD BUSINESS

1. Fruitdale School - Update and Next Steps

Ms. Mikulak gave an update on Fruitdale and mentioned that over half of the drawdowns have been made on the City and the HA loans. Also, the construction is now fully powered by the solar panels, which did not sustain any damage during the May hailstorm. She also mentioned there is a waitlist already started for the apartments.

Mr. Johnstone added he is managing the State Historic Fund Grant and approved a contingency draw because the windows became more expensive, but there is definitely enough money to complete the scope of work.

H. OTHER

Ms. Mikulak said she will send out a Doodle Poll to figure out the next meeting date to ensure full attendance.

I. ADJOURNMENT

It was moved by Mr. Abbott and seconded by Ms. Walter to adjourn the meeting at 5:15 p.m.

Motion carried 4-0


Janice Thompson, Chair


Tammy Odean, Recording Secretary