



**WHEAT RIDGE HOUSING AUTHORITY
MINUTES
April 28, 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
Kathy Nuanes (arrived 4:15 pm)
Lena Rotola
Janice Thompson
Katie Vanderveen

Others present: Sally Payne, Deputy Director
Betty Maybin, Cornerstone Realty
Eric Stevens, Value-builders
Ann Lazzeri, Recording Secretary

3. APPROVAL OF MINUTES: January 27, 2009

It was moved by Lena Rotola and seconded by Katie Vanderveen to approve the minutes of March 24, 2009 as presented. The motion passed 3-0 with Janice Thompson abstaining because she was not present for the entire meeting.

4. OFFICERS REPORTS

There were no officers reports.

5. PUBLIC FORUM

There was no one present to address the Authority.

6. **NEW BUSINESS**

A. **41st Avenue Rehab Proposal**

Brothers Redevelopment is in the process of relocating their business and therefore unable to accept the 41st Avenue project at this time. Value-builders submitted a proposal for rehabilitation of the property at 9690-9710 West 41st Avenue. Eric Stevens reviewed details of his proposal and also provided copies to Authority members of other projects his company has completed. In addition to construction, Value-builders will also stage the units. He indicated that construction could start fairly soon and would take six to eight weeks to complete.

Betty Maybin distributed copies of comparables in the area.

There was consensus that the addition of carports would increase the chances of selling the units.

Chair Brungardt stated that she won a new storm door with a contingency that it must be given to a needy family. She donated the storm door to be used on the 41st Avenue project.

It was moved by Janice Thompson and seconded by Kathy Nuanes to accept the bid from Value-builders to perform rehabilitation work for units at 9690-9710 West 41st Avenue in the amount of \$83,670 plus an additional cost to add carports with concrete slabs at a cost not to exceed \$9,000 for both carports. The motion passed 5-0.

B. **Carbon Monoxide Legislation**

Authority members received copies of a memorandum from Gerald Dahl, City Attorney, advising of recently enacted legislation (HB 09-1091) that requires sellers of single-family and multi-family dwellings to be responsible for assuring operational carbon monoxide alarms are installed according to regulations set forth in the legislation.

7. **UNFINISHED BUSINESS**

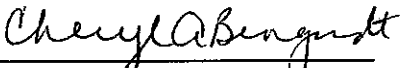
The sale of one Allison unit fell through and is now back on the market. Betty Maybin explained that there is earnest money in the amount of \$2,500 that will come back to the Authority. There was discussion regarding lawn maintenance for that unit.

8. **OTHER**

There was no other business to come before the Authority.

9. **ADJOURNMENT**

It was moved by Lena Rotola and seconded by Kathy Nuanes to adjourn the meeting at 5:03 p.m. The motion passed 5-0. The next meeting is scheduled for May 26, 2009.


Cheryl Brungardt, Chair


Ann Lazzeri, Secretary