



Wheat Ridge Housing Authority

AGENDA
August 23, 2011

CITY COUNCIL CHAMBERS
4:00 P.M.

Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. Call Heather Geyer, Public Information Officer at 303-235-2826 at least one week in advance of a meeting if you are interested in participating and need inclusion assistance.

- A. Call Meeting to Order**
- B. Roll Call**
- C. Approval of the Minutes: July 26, 2011**
- D. Officers Reports**
- E. Public Forum**
- F. New Business**
 - 1. Marcie Emily – Parkside Townhomes (4:05)**
 - 2. JCHA 3891 Moore St. bid proposals (4:20)**
 - 3. Patrick Eidman – Fruitdale School (4:35)**
- G. Unfinished Business**
- J. Other**
- K. Adjournment**



Wheat Ridge Housing Authority

**Minutes of Meeting
July 26, 2011**

1. CALL THE MEETING TO ORDER

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

2. ROLL CALL OF MEMBERS

Authority Members Present: Cheryl Brungardt
Joseph DeMott
Kathy Nuanes
Janice Thompson
Katie Vanderveen

Staff Members Present: Sally Payne, Deputy Director
Ken Johnstone, Community Development Director
Henry Wehrdt, Jeffco Housing Authority
Doug Knop, Jeffco Housing Authority
Larry Nelson Cornerstone Realty
Betty Maybin, Cornerstone Realty
Ann Lazzeri, Recording Secretary

3. APPROVAL OF MINUTES – June 28, 2011

It was moved by Joe DeMott and seconded by Katie Vanderveen to approve the minutes of June 28, 2011 as presented. The motion carried 4-0 with Janice Thompson abstaining.

4. OFFICERS REPORTS

There were no reports.

5. PUBLIC FORUM

There were no members of the public present.

6. NEW BUSINESS

A. JCHA on single family homes

Doug Knop gave a progress report on rehab construction of the High Court property that began a week ago.

Mr. Knop reviewed plans for rehab of the 3891 Moore Street property. He noted that a drainage inlet was discovered on the southwest corner of the property. Henry Wehrdt commented that this property has never been designated as being in a floodplain and Jeffco has never carried flood insurance on the property.

There was consensus to include the following in the bid for 3891 Moore:

- Enlarge front window.
- Install gas fireplace.

There was discussion about the possibility of waiving or decreasing permit fees for rehab projects. Ken Johnstone stated that this is a decision to be made by City Council. He explained how the fees are broken down for services and also pointed out some of the negative aspects associated with waiving fees for certain organizations.

B. Fruitdale School update

Sally Payne reported that Colorado Preservation, Inc. (CPI) received the grant from the Historical Society to do a structural assessment. They are also working on finding an architect who will be ready to go in 30-45 days. CPI is still working on obtaining historic designation for the building. Regarding clean-up of the building, Weston Solutions will have fewer people available, so they will only be able to clean a portion of the building. A volunteer organization, Historicorp, might be able to do the remainder of the work. The plan is to have the building cleaned before the architect goes through the building.

Ms. Payne reported that she arranged for two roofers to inspect the roof and both were of the opinion that patching the roof would be a waste of money. They would not guarantee work if patched. There has been even more damage with falling plaster from the recent heavy rains. Continued water damage could lead to structural damage. An estimate of \$97,000 was given to replace the roof. It would be desirable to have the roof replaced before cleanup takes place. After the architect examines the building, it will be necessary to get the building ready for winter by boarding up broken windows, etc.

It was moved by Katie Vanderveen and seconded by Joseph DeMott to direct Sally Payne to obtain bids for roof replacement and select the lowest qualified bidder who can start in a timely manner for an amount not to exceed \$100,000. The bid should include removal of existing mechanical

equipment on the roof if removal would not affect historical designation. The motion carried 5-0.

C. Special meeting – August 9

This meeting will concern the Fruitdale School building.

7. UNFINISHED BUSINESS

- Larry Nelson gave a brief progress report on the 36th Place property that is now under construction.

It was moved by Janice Thompson and seconded by Katie Vanderveen to add air conditioning to the 36th Place property. The motion carried 5-0.

- Larry Nelson distributed copies of an affordability chart for CDBG houses. The chart incorporates changes in interest rates and underwriting standards.

8. OTHER

- **It was moved by Joe DeMott and seconded by Katie Vanderveen to contact Festival directors to see if there is time to put together a Housing Authority banner for an amount of \$100.00. The motion carried 5-0.**

9. ADJOURNMENT

It was moved by Katie Vanderveen and seconded by Joseph DeMott to adjourn the meeting at 5:26 p.m. The motion passed 5-0. The next meeting is scheduled for August 9.

Cheryl Brungardt, Chair

Ann Lazzeri, Secretary