



Wheat Ridge Housing Authority

**AGENDA**  
**October 25, 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: September 27, 2011**
- D. Officers Reports**
- E. Public Forum**
- F. New Business**
  - 1. JCHA Proposal for Nelson Street**
  - 2. JCHA Updates on High Court and Moore Street**
- G. Unfinished Business**
- J. Other**
- K. Adjournment**



**Minutes of Meeting  
September 27, 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 29<sup>th</sup> 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  
Larry Nelson Cornerstone Realty  
Ann Lazzeri, Recording Secretary

**3. APPROVAL OF MINUTES – August 23, 2011**

It was moved by Joseph DeMott and seconded by Katie Vanderveen to approve the minutes of August 23, 2011 as presented. The motion carried 4-0 with Kathy Nuanes abstaining.

**4. OFFICER REPORTS**

There were no officer reports.

**5. PUBLIC FORUM**

No members of the public were present.

**6. NEW BUSINESS**

**A. Update from JCHA on Rehab of Single Family Homes**

Sally Payne stated that Henry Wehrdt reported good progress on the High Court property. A contract has been signed for rehab of the Moore Street property and initial measurements and work write-ups have begun on the Nelson Street property. The tenant at 4530 Yarrow has given notice so that property will be available for rehab in October.

**B. Update on Fruitdale Clean-Up and Roof**

Sally Payne distributed before and after photographs of the clean-up project conducted by Weston Solutions for their Make a Difference Day. A letter of appreciation will be sent to Weston Solutions on behalf of the Housing Authority.

Sally Payne reported that roof replacement has begun and should be finished by November. The windows will be boarded up after the architectural assessment is complete.

**7. UNFINISHED BUSINESS**

There was no unfinished business to come before the Authority.

**8. OTHER**

- Larry Nelson reported that interest has been expressed in the 36<sup>th</sup> Place property by parents who wish to purchase the property and rent it to their son. He asked for input regarding the situation since the property is to be owner-occupied. The Authority asked that the son be a part owner and required to attend the CHFA homeowner's class. One solution may be that the parents and son be tenants in common.
- Larry Nelson reported that the owner of 9690 W. 41<sup>st</sup> Avenue has applied for a reverse mortgage and the County has agreed to subordinate their lien in order for the owner's application to be approved.
- Sally Payne informed Marcie Emily that the City's floodplain administrator confirmed the property at Parkside is in the floodplain and there is no mechanism to remove it. However, the floodplain insurance can be reduced due to the fact that the City participates in the Community Rating System.

**9. ADJOURNMENT**

**It was moved by Joseph DeMott and seconded by Katie Vanderveen to adjourn the meeting at 4:33 p.m. The motion carried 5-0.**

(Following adjournment of the meeting, attendees left to tour the West 36<sup>th</sup> Place property.)

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**Cheryl Brungardt, Chair**

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**Ann Lazzeri, Secretary**

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