

AGENDA

WESTMINSTER HOUSING AUTHORITY SPECIAL MEETING

MONDAY, DECEMBER 22, 2014

AT 7:00 P.M.

- 1. Roll Call**
- 2. Minutes of Previous Meeting** (November 24, 2014)
- 3. Public Hearings and New Business**
 - A. Sale of Property at 7287 Lowell Boulevard and 3630 West 73rd Avenue
- 4. Adjournment**

CITY OF WESTMINSTER, COLORADO
MINUTES OF THE WESTMINSTER HOUSING AUTHORITY
MONDAY, NOVEMBER 24, 2014, AT 8:13 P.M.

ROLL CALL

Present at roll call were Chairperson Herb Atchison, Vice Chairperson Faith Winter, and Board Members Bruce Baker, Bob Briggs, Alberto Garcia, Emma Pinter, and Anita Seitz. Also present were J. Brent McFall, Executive Director, Hilary Graham, Acting Attorney, and Linda Yeager, Administrative Secretary.

MINUTES OF PRECEDING MEETING

Board Member Briggs moved, seconded by Baker, to approve the minutes of the meeting of July 28, 2014, as written and distributed. The motion carried unanimously.

RESOLUTION NO. 59 ADOPTING THE 2015 BUDGET

Board Member Seitz moved, seconded by Garcia, to adopt Resolution No. 59 approving the 2015 Westminster Housing Authority Budget. On roll call vote, the motion passed by unanimously.

ADJOURNMENT

There being no further business to conduct, the meeting adjourned at 8:14 p.m.

Chairperson

ATTEST:

Administrative Secretary

WHA Agenda Item 3 A

Agenda Memorandum

Westminster Housing Authority Meeting
December 22, 2014



SUBJECT: Sale of Property at 7287 Lowell Boulevard & 3630 W. 73rd Avenue

Prepared By: Tony Chacon, Senior Projects Coordinator

Recommended City Council Action

Approve the sale of the properties at 7287 Lowell Boulevard and 3630 W. 73rd Avenue to the City of Westminster.

Summary Statement

- The Westminster Housing Authority (WHA) purchased the properties at 7287 Lowell Boulevard and 3630 W. 73rd Avenue in 2004, at a value of \$550,000, with the intended purpose of making it available for redevelopment as a third phase to the Harris Park redevelopment efforts.
- The City of Westminster has approximately \$449,000 in remaining proceeds from a U.S. Department of Housing and Urban Development (HUD) Section 108 loan that is available to purchase the property from the WHA.
- Staff proposes that the WHA sell the property to the City of Westminster to facilitate future redevelopment of the site and adjacent City-owned properties.
- The sales transaction would provide the WHA with cash funds that could be used towards funding redevelopment at 73rd Avenue and Lowell Boulevard or other affordable housing initiatives throughout the City.

Expenditure Required: \$449,000 (approximate)

Source of Funds: \$449,000 Section 108 (approximate)

Policy Issue

Should the WHA sell the property to the City of Westminster to support future redevelopment of the southwest corner of 73rd Avenue and Lowell Boulevard?

Alternatives

The Board may choose not to sell the property to the City of Westminster. Staff recommends that the Board not consider this alternative as the sale will better facilitate the City's effort to redevelop the southwest corner of 73rd Avenue and Lowell Boulevard.

Background Information

The City of Westminster issued a request for proposal in 2001 seeking developers to pursue redevelopment projects in South Westminster. As a result, the City received a proposal from Community Builders to pursue redevelopment at 75th Avenue and Lowell Boulevard (Aspen Care Nursing Home site), in the 7200 block of Meade Street, and at the intersection of 73rd Avenue and Lowell Boulevard. Community Builders entered into a development agreement with the City of Westminster, the Westminster Economic Development Authority, and the WHA to construct townhouses on and across the street from the Aspen Care Nursing Home site and along Meade Street. The developer also was authorized to pursue development of additional townhouses and a two-story commercial building on the northwest corner of 73rd Avenue and Federal Boulevard, and a mixed use building (multi-family units over commercial space) building on the southwest corner of same intersection.

In 2004, the WHA acquired properties at 7287 Lowell Boulevard and 3630 W. 73rd Avenue, which were being utilized as a vehicle service and repair facility, with the intent to secure the properties for the proposed mixed use redevelopment project. The WHA acquired the properties at a cost of \$550,000. In 2010, Community Builders chose not to further pursue redevelopment of the southwest corner of 73rd Avenue and Lowell Boulevard given market conditions. In 2012, the City entered into a development agreement with another prospective developer to further pursue the mixed use redevelopment project. As a condition of the agreement, the City acquired several properties immediately south of the WHA owned property to facilitate the redevelopment. The City also pursued and received funding from HUD through the Section 108 Program from which the City funded the acquisitions. The City has a balance of funds of about \$449,000 with which to acquire the WHA owned property. This acquisition will give the City full control over all of the land needed to support a redevelopment project. The sales transaction will further assist the City in expending the remaining Section 108 funds on an eligible purpose in a timely manner. The City's failure to expend the remaining funds prior to the end of the year could result in the loss of the funds to support a future redevelopment on the site.

The proceeds from the sale would become a cash asset of the WHA and would not be subject to federal limitations or regulations. The funds could be used to provide funding for the redevelopment project at 73rd Avenue and Lowell Boulevard, such as assisting in the demolition of the buildings on the City owned properties, or be utilized to support other affordable housing endeavors throughout the City. Accordingly, Staff recommends that the Board authorize the sale of the property to the City of Westminster using the balance of Section 108 funds estimated at \$449,000.

These recommendations meet the Westminster City Council goal of supporting "*Vibrant and Inclusive Neighborhoods*" by ensuring financial resources are preserved and directed towards redevelopment and revitalization in the South Westminster community.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment: Properties Location Map

ATTACHMENT

Properties Location Map

