

**CITY OF WHEAT RIDGE, COLORADO  
INTRODUCED BY COUNCIL MEMBER HULTIN  
Council Bill No. 18  
Ordinance No. 1770  
Series 2023**

**TITLE: AN ORDINANCE APPROVING THE SALE OF CERTAIN PROPERTY  
OWNED BY THE CITY LOCATED AT 7575 W. 44<sup>TH</sup> AVENUE**

**WHEREAS**, the City of Wheat Ridge is a home rule municipality having all powers conferred by Article XX of the Colorado Constitution; and

**WHEREAS**, pursuant to its home rule authority and C.R.S. § 31-23-101, the City, acting through its City Council (the “Council”), is authorized to adopt ordinances for the protection of the public health, safety or welfare; and

**WHEREAS**, The City is the owner of real property located at 7575 W. 44<sup>th</sup> Avenue, Wheat Ridge, Colorado 80033, formerly known as the Bank of the West property, as further described in **Exhibit A** (the “Property”).

**WHEREAS**, the City is authorized by Section 16.5 of the Charter to sell or convey City-owned property by ordinance; and

**WHEREAS**, the Property is not designated park land and is not needed for any City purpose; and

**WHEREAS**, the City now wishes to sell the Property to Foothills Regional Housing as described in the Purchase and Sale Agreement attached as **Exhibit B**.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:**

**Section 1. Sale Agreement.** The Council hereby approves the Purchase and Sale Agreement and authorizes and directs the Mayor and the City Clerk to execute the same, as well as the required deed conveying the property. The Council further authorizes the City Manager to execute such additional instruments as necessary to complete the sale transaction approved hereby.

**Section 2. Effective Date.** As authorized by Charter Section 5.11, this Ordinance shall take effect immediately upon adoption at second reading and signature by the Mayor.

**INTRODUCED, READ, AND ADOPTED** on first reading by a vote of 5 to 0 on this 24th day of July 2023, ordered published in full in a newspaper of general circulation in the City of Wheat Ridge, and Public Hearing and consideration on final passage set for August 14, 2023 at 6:30 p.m., in the Council Chambers, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**READ, ADOPTED AND ORDERED PUBLISHED** on second and final reading by a vote of 8 to 0, this 14th day of August, 2023.

SIGNED by the Mayor on this 16th day of August, 2023.



\_\_\_\_\_  
Bud Starker, Mayor

ATTEST:



\_\_\_\_\_  
Stephen Kirkpatrick, City Clerk

Approved as to Form



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Gerald E. Dahl, City Attorney

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**EXHIBIT A**

Description of Property at 7575 W. 44<sup>th</sup> Avenue  
Wheat Ridge, CO 80033

[attached]

**EXHIBIT B**

Purchase and Sale Agreement

[attached]