

**MINUTES
RENEWAL WHEAT RIDGE
January 18, 2011**

1. Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Vice Chair Pettit at 6:02 p.m. in the council chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

2. Roll Call of Members

Board Members Present: James Bahrenburg
 Janet Leo
 Walt Pettit
 Larry Schulz

Board Members Absent: Rick Adams
 Tom Radigan

Also Attending: Patrick Goff, Executive Director
 Corey Hoffmann, RWR Attorney
 Steve Art, Economic Development/
 Urban Renewal Manager
 Nick Moore, Weston Solutions
 Jared Johnson, Weston Solutions
 Ann Lazzeri, Recording Secretary

Patrick Goff announced that Becky Bye had resigned from Renewal Wheat Ridge.

3. Approval of Minutes – December 7, 2010

It was moved by Larry Schulz and seconded by James Bahrenburg to approve the minutes of December 7, 2010 as presented. The motion carried 4-0.

4. Public Forum (This is the time for any person to speak on any subject not appearing on the agenda.)

There were no members of the public present.

5. Introduction of New Economic Development/Urban Renewal Manager

Patrick Goff introduced Steve Art, the City's new Economic Development/Urban Renewal Manager.

6. 44th and Wadsworth Redevelopment Demolition Technical Approach – Weston Solutions

Mr. Moore stated that demolition of their property should be complete in approximately two months. Requests for Proposals (RFP) have been issued soliciting bids from demolition/abatement contractors. Weston will act as the general contractor.

Corey Hoffmann stated that the Infrastructure Improvement Agreement was not included with the Amended Master Development Agreement. A draft of this agreement will be sent to Weston on January 19th. The agreement will direct Weston to authorize, through separate notices, work to proceed in whatever increments are budgeted and approved.

Walt Pettit asked if utilities were included in the site review. Mr. Moore said that no public water mains were identified that would be impacted by the demolition work. Mr. Pettit requested that Weston work with Perry Nichol at the Wheat Ridge Water District.

Mr. Moore stated that the affected area will be fenced off during demolition and an on-site manager will be present. The goal is to complete demolition within sixty calendar days. Noise and dust controls will be in place during demolition.

Walt Pettit suggested that signage be placed on the property indicating the participation of Renewal Wheat Ridge in the project.

7. Community Development Referral – Zone Change – RV America (11808 W. 44th Avenue)

The Community Development Department received a request for approval of a zone change from Commercial-One and Commercial-One with use conditions to Mixed Use-Commercial Interstate and Mixed Use-Neighborhood for property located at 11808 West 44th Avenue. Approval of a zoning change to Mixed Use-Commercial Interstate and Mixed Use Neighborhood is requested to allow future development of the property in accordance with the City's mixed use zone districts.

Renewal Wheat Ridge is charged with determining whether or not the request falls within the urban renewal area guidelines.