

**MINUTES
RENEWAL WHEAT RIDGE
December 13, 2011**

1. GENERAL

1.1 Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Vice Chair Pettit at 6:00 p.m. in the second floor conference room of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado, on November 15, 2011.

1.2 Roll Call of Members

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

Board Members Absent: Rick Adams
Jesse Hill

Also Attending: Steve Art, Economic Development/
Urban Renewal Manager
Elizabeth Gross, RWR Attorney
Ann Lazzeri, Recording Secretary

1.2 Amendment to Agenda

At the request of Steve Art, **it was moved by Larry Schulz and seconded by Tom Radigan to amend the agenda to add item 2.5 regarding granting of an additional easement to Xcel Energy for the Town Center North project. Motion carried 5-0.**

1.3 Approval of Minutes – November 15, 2011

The minutes of November 15, 2011 were approved by acclamation.

1.4 Public Forum

There were no members of the public present.

2. ACTION ITEMS

2.1 First Amendment Town Center North Subdivision Improvement Agreement (SIA)

Steve Art introduced this item. The amendment to the SIA provides for a three-phase approach to the infrastructure, further refines costs to complete improvements and satisfies terms of the Purchase and Sales Agreement with Wheat Ridge Town Center Apartments, LLLP. It does not change the scope of work presented in the SIA or other documents.

It was moved by Janet Leo and seconded by James Bahrenburg to authorize execution by Renewal Wheat Ridge of the first amendment to the Town Center North Subdivision Improvement Agreement. Motion carried 5-0.

2.2 Segregated Account/Escrow Instructions Town Center North Subdivision Lot 2 Subdivision Infrastructure

Steve Art introduced this item. This document sets up terms for a Segregated Account/Escrow Instructions Town Center North Subdivision Lot 2 Subdivision. Funds will be placed into the account to be utilized for improvements dictated by the Purchase Agreement. Upon completion of these improvements, Wazee can begin construction and ultimately receive a certificate of occupancy from the City.

It was moved by Larry Schulz and seconded by James Bahrenburg to approve Resolution No. 080-2011 authorizing Renewal Wheat Ridge Board Vice Chair to execute Segregated Account/Escrow Instructions Town Center North Subdivision Lot2 Subdivision Infrastructure. Motion carried 5-0.

2.3 Notice to Proceed – Phase I and Phase II

Steve Art introduced this item which would authorize execution of two Notices to Proceed relating to infrastructure improvements scope of work between Weston Solutions, Inc. and Renewal Wheat Ridge for the Town Center North project.

It was moved by James Bahrenburg and seconded by Janet Leo to approve Resolution No. 078-2011 to rescind a previously approved Notice to Proceed dated November 15, 2011 in the amount of \$883,924.96 between Renewal Wheat Ridge and Weston Solutions, Inc. Motion carried 5-0.

It was moved by James Bahrenburg and seconded by Larry Schulz to authorize the Renewal Wheat Ridge Board Vice-Chair to execute two “Notices to Proceed” relating to Infrastructure Improvements Scope of Work between Weston Solutions, Inc. and Renewal Wheat Ridge for the Town Center North project. The first notice is in an amount not to exceed \$788,170, and the second in an amount not to exceed \$97,755. Motion carried 5-0.

2.4 Granting of an additional easement to Xcel Energy for the Town Center North project.

Steve Art presented this item. In November, the Board authorized Xcel Energy to lay underground utilities. Workers from Xcel installed the utilities two and a-half feet outside of the easement on the property side. This does not affect Wazee's project but would affect a dog-run along Upham. It should not affect the detention pond. Staff is working with Xcel regarding reimbursement for costs associated with this additional easement. Mr. Art advised the Board that this was Xcel's mistake as they were given correct information.

It was moved by Larry Schulz and seconded by Janet Leo to grant an easement to Xcel Energy for the 44th and Wadsworth Town Center North Project with a condition that Xcel Energy refund costs to the City that were incurred by the incorrect placement of utilities. Motion carried 5-0.

2.5 Election of Officers

It was moved by Larry Schulz and seconded by James Bahrenburg to re-elect Rick Adams as Chair and Walt Pettit as Vice Chair of the Renewal Wheat Ridge Board. Motion carried 5-0.

3. OTHER MATTERS

There were no other matters to come before the Board.

4. ADJOURNMENT

It was moved by James Bahrenburg and seconded by Larry Schulz to adjourn the meeting at 6:30 p.m. Motion carried 5-0.


Walt Pettit, Vice Chair


Ann Lazzeri, Secretary