

**MINUTES  
RENEWAL WHEAT RIDGE  
May 1, 2012**

**1. GENERAL**

**1.1 Call the Meeting to Order**

The meeting of Renewal Wheat Ridge was called to order by Chair Adams at 6:00 p.m. in the Council Chambers of the Municipal Building, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado, on April 17, 2012.

**1.2 Roll Call of Members**

Board Members Present: Rick Adams  
Jim Bahrenberg  
Kristi Davis  
Janet Leo  
Walt Pettit  
Tom Radigan

Board Members Absent: Jesse Hill

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

**1.3 Approval of Amended Agenda**

Steve Art provided an amended meeting agenda. **It was moved by Walt Pettit and seconded by Kristi Davis to approve the amended agenda. Motion passed unanimously.**

**1.4 Approval of Minutes – April 17, 2012**

**It was moved by Walt Pettit and seconded by Kristi Davis and Jim Bahrenberg to approve the minutes as written. Motion passed unanimously.**

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

No members of the public were present.

## 2. ACTION ITEMS

### 2.1 First Amendment to Exclusive Listing Agreement

Steve Art presented this item. Lampert Brokerage LLC agreed to reduce their commission to 1.5%. Wazee Partners has agreed to pay half of the 1.5% and Renewal Wheat Ridge will pay the other half.

Following review by the Board, **it was moved by Kristi Davis and seconded by Walt Pettit to approve the Executive Director of the Urban Renewal Authority to execute a First Amendment to the Exclusive Listing Agreement with David, Hicks & Lampert Brokerage, LLC. Motion carried 6-0.**

### 2.2 Town Center North 101 – Wazee Partners Purchase and Sales Agreement

Even though the agreement has not been finalized, Corey Hoffmann believed the process is far enough along to discuss at this time. He reported that discussions are in process to decide what a fully improved legally subdivided lot means when much of the infrastructure exists. Wazee has agreed to participate in maintenance and construction responsibility for the north-south easement to the east of the FirstBank property. Wazee has found there is not enough room to completely power the building with solar and are proposing an agreement to include solar panels that would provide supplemental power. Future discussions will address private versus public improvements, what Weston believes will be delivered for lot 3 and what Wazee's responsibilities will be. Staff and the RWR's attorney will review and finalize the documents for ratification by the Board at the next meeting.

**It was moved by Janet Leo and seconded by Jim Bahrenberg to authorize the Chair of Renewal Wheat Ridge to execute and enter into a purchase and sales agreement and all associated documents, with Wazee Partners, relating to Lot 3 of the Town Center North Subdivision subject to final approval from staff and attorney for Renewal Wheat Ridge. Motion passed unanimously.**


## 3. INFORMATIONAL/OTHER MATTERS

### 3.1 Other Items

Steve Art reported that it appears legislation regarding urban renewal will not be introduced during this session.

4. **ADJOURNMENT**

The meeting was adjourned at 6:44 p.m. The next meeting is scheduled for June 5 unless it becomes necessary to have a meeting on May 15.

  
Rick Adams, Chair  
WALT PETTIT & CHAIR

  
Ann Lazzeri, Recording Secretary