

MINUTES
RENEWAL WHEAT RIDGE
January 15, 2013

1. GENERAL

1.1 Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Steve Art at 6:11 p.m. in the Lobby Conference Room of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

1.2 Roll Call of Members

Board Members Present:

Walt Pettit
Janet Leo
James Bahrenburg
Jesse Hill
Tom Radigan
Kristi Davis

Board Members Absent: None

Also Attending: Steve Art, Economic Development/
 Urban Renewal Manager
 Shane Nicholson, URA member elect

1.3 Approval of Minutes

It was moved by Jim Bahrenberg and seconded by Janet Leo to approve the minutes of November 6, 2012 as presented. The motion carried 3-0. Pettit and Radigan abstaining.

1.4 Public Forum: RWR member elect Shane Nicholson was present and introduced himself.

2. ACTION ITEMS

2.1 Election of Officers

Kristi Davis has provided her name as Chair of RWR for 2013. No other names were submitted for Chair of RWR for 2013. Motioned by Bahrenberg and seconded by Leo. 5-1 with Radigan voting Nay.

Radigan expressed his concern that it may become political having a Council member as Chair. Hill wanted to know the role of the chair and if they have any additional authority. Davis spoke to the issue and that she was asked by Art to be the Chair. She provided background and said she is a council member, lifetime Wheat Ridge resident, & appointed by the Mayor to be on RWR. Her emphasis to being on this board is her desire to see WR advance and only to run the meetings and lead the meetings. Pettit spoke that he was asked to participate as Chair, but was willing to be the Vice Chair. He spoke on behalf of Davis and endorsed Davis for Chair.

Walt Pettit submitted his name for Vice Chair of RWR. No other persons were nominated. Motioned by Bahrenberg seconded by Hill for Walt Pettit to be Vice Chair in 2013. Approved unanimously.

2.2

Resolution to split cost of Proforma Review for Perrin's Row with Project Proponent. Board reviewed a proposal and Motion to adopt Resolution 01-2013 approving a cost sharing of proforma review with owners of Crosswire Development. The proposed contract to be with Gruen Gruen + Associates.

Art gave background on Perrin's Row and their request for TIF and splitting of contract for services. Art told the group that council approved the concept for TIF and recommended going forward with the review. Radigan questioned if we can proceed ahead not knowing the base year. Hoffmann explained that the contract will explore the taxing requests, et al. Hill wanted to know what the final product will look like that is received by Gruen. Hoffmann outlined what he thought the final product would look like the board. Davis questioned why RWR is paying for the review and her initial response is that Crosswire should pay for the report ... cost of doing business. Hoffmann explained that the work product will be owned by RWR.

Motioned by Leo seconded by Pettit to approve resolution 01-2013 to split the costs associated with the review of a proforma with Crosswire Investments and contract to be with Gruen Gruen + Associates. Approved unanimously.

2.3

Art gave a report on the site plan and the concept plan requested by the Community Development Referral Form. Site plan change required to allow residential construction on Lot 3. Concept Plan submitted by Wazee for Phase II. WCP-13-01 and WSP-13-01 are for the development of Phase II of the Town Center Apartments.

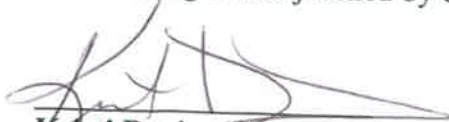
Motioned by Bahrenberg and seconded by Leo that those cases do not conflict with the Wadsworth Boulevard Corridor Plan. Unanimous Vote.

3. **Informational/Other Matters**

Review and comments on Annual Report Draft were accepted by staff. Art received comments and will make those changes and will send to RWR for continued review.

4. **Adjournment.**

The meeting was adjourned by Chair Davis at 7:18p.m.



Kristi Davis, Chair



Steve Art, URA Manager