

**MINUTES
RENEWAL WHEAT RIDGE
JULY 2, 2013**

1. GENERAL

1.1 Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Davis at 6:03 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: Janet Leo
James Bahrenburg
Jesse Hill
Walt Petit
Kristi Davis

Board Members Absent: Shane Nicolson
Loretta DiTirro

Also Attending: Steve Art, Economic Development/
Urban Renewal Manager
Corey Hoffmann – URA Counsel

1.3 Approval of Minutes

It was moved by Pettit and seconded Bahrenburg by to approve the minutes of March 5, 2013 as presented. The motion carried 5-0.

1.4 Public Forum:

There were no members of the public present to speak

1. ACTION ITEMS

2.1 Town Center North – Lot 1 - Art presented the Letter of Intent from the Durban Group for the purchase of Lot 1 for \$425,000. Art also updated the group on the options for the

detention pond, which is not in the offer to purchase the land, but is part of Lot 1. Art provided options on how to proceed which include creating a separate tract of land, or giving the land to the buyer for future development.

Bahrenburg asked about future tenants of the building. Art explained we can only control the exterior looks of the building and not the tenants because the URA would not own the property. Only zoning and permitted uses can drive users.

Hill does not want to have the URA have any part of detention pond due to the liability aspect. Hill would like to see the City and any of its departments take control of the pond.

Davis thinks the LOI and development meets the intent of the URA, but wished for more on the lot.

The conversation focused on the quality of the store and its competitiveness to Walgreens and Big Lots.

Hoffmann spoke and told RWR that it has protection from liability. Hoffmann proceeded, if there is not any liability to the URA, the decision should be is there any value to owning the lot?

Dialog about the liability. The options are: The LOI with no pond and then who owns it. Has the URA explored giving the property to the city or Parks Dept? Art told the group he has NOT explored that option. Art can explore other options for the detention pond. It was agreed upon that no development will want the detention pond.

Leo wanted to know next steps if LOI approved: Hoffmann: A purchase and sales agreement will be negotiated with Durban Group. Architectural merit still has to be met. Art stated that the design is approved administratively due to the mixed use zoning, but that RWR would have a chance to review the architecture at a future meeting.

Pettit – Motioned to approve Resolution # 05-2013. Seconded by Leo. Unanimous 5-0 to adopt the resolution.

2. Informational/Other Matters

Art updated the Board on the following items:

38th and Wadsworth - Potential request for TIF for the development at 38th and Wadsworth.

CHFA application by Wazee and their denial in round #1 and their application for round #2. Also, answer a Board members question about construction of market rate units on the site. Wazee would not be able to make that type of project be financially viable.

Perrin's Row Update – Awaiting contract from Crosswire

Bahrenburg asked about the Incarnation Project. Art updated the group.

URA 101 - August 6 – Art reminded members of the session.

3. Adjournment.

The meeting was adjourned by Chair Davis at 7:08S p.m.



Kristi Davis, Chair



Steve Art, URA Manager