

**MINUTES
RENEWAL WHEAT RIDGE
September 3, 2013**

1. GENERAL

1.1 Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Davis at 6:02 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
Kristi Davis
Shane Nicolson
Walt Pettit

Board Members Absent: NONE

Also Attending: Steve Art, Economic Development/
Urban Renewal Manager
Corey Hoffmann – URA Counsel
Patrick Goff – Executive Director
Tony Curcio – Family Environmental

1.3 Approval of Minutes

It was moved by Bahrenberg and seconded by Leo to approve the minutes of August 6, 2013 as presented. The motion carried 4 -0.

1.4 Public Forum:

There were no members of the public present to speak

1. ACTION ITEMS

- 1.2.1 Resignation of Loretta DiTirro. Staff presented the board with the resignation of Loretta DiTirro from RWR due to personal conflicts.

- 2.1 The board received staff and legal counsel report for property at 3790 Yukon Court regarding Resolution 07-2013. A resolution approving the intergovernmental agreement between the City of Wheat Ridge and Renewal Wheat Ridge to provide funding for the purchase of certain property to seek to eliminate blight within the city.

Art provided an initial report on the project and Hoffmann and Goff followed with the proposed transaction. Hoffmann provided the extent to the contingencies and the terms of the Agreement. Goff provided background on the priority of the project to the City Council. Goff also provided background on the negotiations with the Bank of Denver and the potential developer.

Tony Curcio of Family Environmental provided background on the contamination on the site and the extent of the contamination. Family did site boring to determine the extent of contamination and its location. They found high degrees at the sanitary sewer line and near the back door. They monitored the ground water at 38th Avenue and found levels in excess of the standard along 38th Avenue. He also detailed a meeting with CDPHE wherein a remediation plan was laid out. Curcio also spoke about plans to drill on and offsite during the week of this meeting to determine the impact of the contamination. Those results should be back the following week. Curcio also spoke about specific findings on the site.

Reno asked about depth of the contamination. Curcio said it was shallow, but without borings in the building, it was difficult to define the contamination. The additional borings will help determine the extent and depth. He thinks they will drill to about 15 feet. Goff explained that funding from a federal grant is being used to perform the drilling and testing. Curcio spoke about grants and loans that may be available for clean-up efforts.

Davis asked about remediation and the costs. Curcio said he does not think it will be a major clean up, but could not give an exact amount. Hoffmann let the board know that the URA is only the conduit of the property to a future developer, the URA is using city dollars to remediate the site and it is a 'sum zero' value proposition to the URA. Any city funds not utilized on the site will be returned to the city.

Goff mentioned this property is in a key development area for the City of Wheat Ridge.

Hoffmann informed the board that this was a 'sum zero' proposition for the URA. The city will fund the project and any funds not used by the URA will be returned to the city.

Bahrenberg asked if we could go back on the previous owner to get any assistance in remediation. Hoffmann did not believe this was a possibility.

Hill asked if we could convey the land to a developer prior to cleanup. Hoffmann said that is what we are hoping to do so and our meeting with CDPHE indicated it would be permissible as long as the developer is made aware of the plan and the authority

maintains the liability. Hoffmann stated an insurance policy will be purchased to protect the Authority. Curcio noted a deed restriction may be required.

It was motioned by Bahrenberg and seconded by Pettit to adopt Resolution 07-2013, a resolution approving the intergovernmental agreement between the City of Wheat Ridge and the Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge to provide funding for the purchase of certain property to seek to eliminate blight within the city. The motion carried 6-0.

- 2.2 The Board received staff and legal counsel report for property at 3790 Yukon Court with the City of Wheat Ridge regarding Resolution 08-2013, a resolution approving a purchase agreement between the Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge as buyer and Louise, LLC as Seller.

It was moved by Bahrenberg and seconded by Nicolson to adopt Resolution 08-2013, A resolution approving a purchase agreement between the Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge as buyer and Louise, LLC as Seller. Motion carried 6-0 .

- 2.3 WSP-13-03/Perrin's Row – Staff presented the Community Development referral for a site plan for construction of 26 multi-family units on property zoned Mixed-Use Neighborhood and determine that the proposed development does not conflict with the 38th Avenue Corridor Redevelopment Plan.

Pettit asked if all 26-units would be constructed at one time. Art said they will phase the project, but as Hoffmann detailed, it's in their interest to build faster.

It was motioned by Leo and seconded by Bahrenberg that WSP-13-03 does not conflict with the 38th Avenue Corridor Redevelopment Plan. Motion carried 6-0 .

2. Informational Items

Update on 44th and Wadsworth - Art updated the group on CHFA and Wazez.

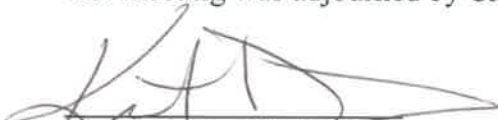
Goff updated the board on the 38th and Kipling site and that the site in under contract for future development.

3. Other Matters

None

4. Adjournment

The meeting was adjourned by Chair Davis at 7:12 p.m.


Kristi Davis, Chair


Steve Art, URA Manager