

**MINUTES
RENEWAL WHEAT RIDGE
October 6, 2015**

1. GENERAL

1.1 Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Vice Chair Rogers at 6:05 p.m. in the Council Chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado. Chair Davis arrived at approximately 6:15 pm and took over the meeting.

1.2 Roll Call of Members

Board Members Present: James Bahrenburg
 Tim Rogers
 Kristi Davis
 Janet Leo
 Jesse Hill
 Shane Nicolson
 Walt Pettit

Board Members Absent: None

Also Attending: Corey Hoffmann – Legal Counsel
 Steve Art – Staff
 Dan Guimond – EPS
 Tyler Downs – Wazee Partners
 Chris Downs – Wazee Partners
 Bill Cunningham, Ricker/Cunningham

1.3 Approval of Minutes

It was moved by Bahrenberg seconded Nicolson by to approve the minutes of September 15, 2015. The motion carried 4-0. Two abstentions.

Approval of Amended Agenda: Motion by Bahrenberg and seconded Pettit to accept the amended agenda. Passed unanimously 7-0.

1.4 Public Forum:

Art reported to the Board on an award won by New Town Builders for Perrin's Row. Award given by National Energy and Environmental Builder's Alliance Conference. The award was the Grand Award for Housing Innovation 2015.

2 Presentations: None

3 Action Items:

3.1 – WSP-15-06 – Read King. Art presented case WSP-15-06 for the development of an emergency care center at the southeast corner of Wadsworth Blvd. and W. 38th Avenue. The board is to

determine that the development does not conflict with the 38th Avenue Redevelopment Plan. Art detailed the remediation of blight definitions that are in the staff report. He reported that replacing the gas station, presently on the property, is probably a good use. But he also asked the question whether the development will conflict with the services offered by Lutheran Hospital.

Rogers asked about our authority to administer an opinion. Art said that because the project is in the 38th Avenue plan area, we get to have input on its adherence to the 38th Avenue Plan.

Hill felt it does not conflict with the plan. Nicolson asked if it would sit on the entire site. Art reported it would sit on the entire site, but wasn't sure about the total square footage of the building.

Hill made a motion that WSP-15-06 does not conflict with the 38th Avenue Redevelopment plan, Leo seconded. Motioned passed 6-0 with Davis recusing from the vote

4. Other Matters

4.1 - The board was presented the draft 2016 budgets for Town Center, 38th Avenue, and Kipling Ridge. By Urban Renewal Law, this budget must be presented before October 15 of each calendar year and approved prior to December 31 of that same year.

Art told the board that \$50,000 has been set aside for the 38th Avenue project. That may be amended if the board should choose to spend more or less in 2016. Art asked the board to make any comments, suggestions or changes prior to the November 17, 2015 meeting where the budget is proposed to be adopted by the Board.

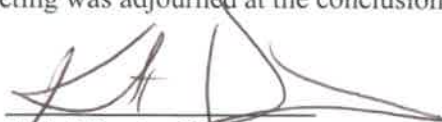
4.2 – Blight Study Update. Hoffmann and Art explained to the board the need to update the blight study for the Town Center Project that will enable an update to the Town Center URA Plan. Hoffmann told the group the Impact Report to the County needs to be updated so that TIF clocks can be started in the five plan areas. Davis asked if this is what the council closed session is about. Hoffmann affirmed that it is about this item.

4.3 – It was motioned by Pettit and seconded by Bahrenberg to move into Executive Session. 7-0 Unanimous vote.

Adjournment

The Board moved out of Executive Session at 7:55 pm.

The meeting was adjourned at the conclusion of the Executive Session at 7:56 pm by a unanimous vote.


Kristi Davis, Chair


Steve Art, URA Manager