

MINUTES
WHEAT RIDGE URBAN RENEWAL AUTHORITY
February 3, 2009

ORIGINAL

1. CALL THE MEETING TO ORDER

The meeting of the Wheat Ridge Urban Renewal Authority was called to order by Vice Chair Pettit at 6:00 p.m. in the council chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

2. ROLL CALL OF MEMBERS

Authority Members Present: James Bahrenburg
Janet Leo
Walt Pettit
Tom Radigan
Larry Schulz

Authority Members Absent: Rick Adams

Also attending: Patrick Goff, Deputy City Manager
Jeff Parker, WRURA Attorney
Xue Zhong, Panda Restaurant
Ann Lazzeri, Recording Secretary

3. APPROVAL OF MINUTES – December 16, 2008

It was moved by Larry Schulz and seconded by James Bahrenburg to approve the minutes of December 16, 2008 as presented. The motion passed 4-0 with Walt Pettit abstaining.

4. PUBLIC FORUM (This is the time for any person to speak on any subject not appearing on the agenda.)

Xue Zhong – Ms. Zhong stated that she leases and operates the Panda King Restaurant in the 44th and Wadsworth area, and asked for an update on redevelopment plans for the area.

Patrick Goff stated that there has only been one response to requests for a developer for this area. WRURA decided not to move forward with that respondent and to wait a few months to see what happens with the economy before soliciting additional proposals from developers. He also commented that a development group has expressed interest in the area. If this interest should progress further, an update will be given at a later WRURA meeting.

5. OLD BUSINESS

A. 3718 Ames Street

- Zoning – Patrick Goff reported that this property is zoned C-1 and therefore the existing house is a legal nonconforming use. The house could be used as a single family residence. If the house should be demolished, it would have to be replaced with a commercial use to conform to C-1 zoning.
- Real estate comps – Patrick Goff reported that Terrell Williams informed him that, according to his recollection, comps ranged from \$110,000 to \$160,000. He believed that if the building were to be remodeled, it would be worth around \$215,000. Mr. Williams will be sending the actual comps and Mr. Goff will forward them to the Authority.
- Replacement of furnace – Mr. Goff obtained three quotes for replacing the furnace that ranged from \$2,400 to \$3,400. There are no issues with asbestos as it is well contained in the pipes and could easily be removed with no abatement.

B. Update on quiet title action for parcel of property on the southeast corner of 44th and Wadsworth

Jeff Parker reported that motions will be filed with the court next week for default judgment against the named defendants and a motion for a decree quieting title against all property owners involved. No one involved has indicated they are opposed to this action. This action involves a small sliver of land located on the southeast corner of 44th and Wadsworth.

6. NEW BUSINESS

A. Strategic Planning – Scope of Work

Staff received direction from WRURA at the November 18, 2008 meeting to include \$15,000 in the 2009 WRURA budget for strategic planning purposes. Options for focus of the strategic plan were discussed in preparation for developing a final scope of work and solicitation of bids. A list of several options was included in the meeting packet for discussion.

Based on favorable discussion regarding these options, Mr. Goff will prepare a formal scope of services to be sent out in solicitation of proposals.

7. **OTHER MATTERS**

A. **Resolution 01-2009, establishing a designated public place for the posting of meeting notices as required by the Colorado Open Meetings Law**

Pursuant to legislative amendments to the Colorado Open Meeting Law (Section 24-6-402(2)(c) WRURA is to annually designate at its first meeting for each calendar year a public place for posting of meeting notices. Resolution 01-2009 identifies the lobby of the Municipal Building as the designated place for posting of meeting notices.

It was moved by Janet Leo and seconded by James Bahrenberg to adopt Resolution 01, Series of 2009, a resolution establishing a designated public place for the posting of meeting notices as required by the Colorado Open Meetings Law. The motion passed 5-0.

8. **ADJOURNMENT**

The meeting was adjourned at 6:33 p.m. The next meeting will be March 3, 2009.



Walt Pettit, Vice Chair



Ann Lazzeri, Recording Secretary