

**MINUTES
RENEWAL WHEAT RIDGE
January 19, 2016**

1. GENERAL

1.1 Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Rogers at 6:02 p.m. in the Council Chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

1.2 Roll Call of Members

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

Board Members Absent: Janet Leo

Also Attending: Corey Hoffmann – Legal Counsel
 Steve Art – Staff

1.3 Approval of Minutes

It was moved by Pettit and seconded by Nicolson to approve the minutes of December 1, 2015. The motion carried 6-0.

1.4 Public Forum: None

2 Presentations: None

3. Action Items

3.1 Adoption of resolution 01-2016 designating the City Hall Lobby as the official public notice location and the Wheat Ridge Transcript as the official newspaper of general circulation for the Urban Renewal Authority. It was motioned by Bahrenberg and seconded by Pettit to adopt resolution 01-206. Passed 6-0.

1. Other Matters

4.1 Steve Art Presented the 2015 Annual Report to the Board for future comment and discussion. Art asked that Board members review the document, provide email


comments and that a discussion will take place at a future meeting. Davis asked if the information will be communicated to the public. Art said he could work with the PIO and will do so. Hill spoke about presenting the report to the City Council. Davis felt that was a valuable tool for a study session. It will be slated for a future study session.

- 4.2 Steve Art presented the Revenue Resources Guide for 38th Avenue to the Board for future comment and discussion. Art asked that Board members review the document, provide email comments and that a discussion will take place at a future meeting. Rogers asked if the board had any comments on the item they received. Hill and Nicolson think we should focus the plan. Pettit asked that a map be placed in the plan. Nicolson would like to see artwork. Davis would like to see hardscape. More “bang for the buck”. Rogers asked if the plan could be modified, once approved. It can! Rogers mentioned that Art had suggested that RWR team with Local Works and expand programs, but he would want to know how the collaboration will work. Rogers would like RWR to work with other agencies (active adult center, SRC and others) on their needs and how TIF works. Hill believes working with stakeholders in the area is a good idea. Hill wants us to be able to put our name on projects. Bahrenberg said it’s “our money” and we want to be the decision makers on how it is used. Rogers see’s the Board leveraging this money over the period of time. Pettit asked if RWR could go into debt and leverage funds with a lending facility. Hoffmann told the Board that it could leverage funds, if possible and that TABOR is not affected by actions. Davis also mentioned that Perrin’s Row will produce increment. Rogers wants to assure future RWR boards know the desire of this Board.
- 4.3 Traffic signal at 44th and Vance – Art provided an update to the Board telling them the traffic signal will not be installed by the date promised. This is due to the inability to reach a negotiated deal with the property owner. Staff is moving forward with moving the location of the light to the west side of 44th Avenue. No specific date for the final installation. Staff needs to wait and see plans and then order the materials.
- 4.4 The Board entered into Executive Session which was motioned by and seconded by to adjourn into executive session pertaining to Complaint for Declaratory Judgment and Permanent Injunction - Quadrant Wheat Ridge Corners, LLC. The motion was motioned by Bahrenberg and seconded by Nicolson approved 6-0.

Hill asked about the status of HB-15-1348. Hoffmann responded that if new plans are adopted, then new members would become members. He said there is not any resolution to the problems in the bill.

Adjournment

The Board reconvened after Exec Session and adjourned the meeting at 8:10 pm. pm into Executive Session.



Tim Rogers, Chair



Steve Art, URA Manager