

**MINUTES
RENEWAL WHEAT RIDGE
MARCH 1, 2016**

1. GENERAL

1.1 Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Rogers at 6:00 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
Janet Leo

Board Members Absent:

Also Attending: Corey Hoffmann – Legal Counsel
Steve Art – Staff
Monica Duran
Roger Loecher
Maureen Harper

1.3 Approval of Minutes

It was moved by Pettit and seconded by Nicolson to approve the minutes of January 19, 2016. The motion carried 7-0.

Agenda: The board agreed to move the item in Other Matters – Extension of Redevelopment Agreement to the beginning of the meeting.

1.4 Public Forum: None

2 Presentations:

Introduction of Maureen Harper, City of Wheat Ridge Public Information Officer. Art introduced Maureen Harper the City's Public Information Officer (PIO). Harper spoke about her role as the PIO. Harper introduced herself telling the board she has been in Colorado for about 18 months and with the City for almost 90 days. She spoke about her role as PIO and the new website and the features, including the 'fact checker' portion of the site.

Davis said we have spoken that one of our goals is to educate the public on what we do and how we fund and use monies. Would love to see something in the Gazette or social media about our successes and the long-term impact of our efforts. Harper responded that there are many things we can do to promote economic development using traditional media as well as our website and other avenues. Davis would like to see pictures of our successes. Rogers asked about how she monitors the Fact Checker. She responded that she is still working on that aspect and would appreciate any feedback. Rogers wanted to know if she thinks we need some help. Harper said that economic development is vital and URA should be a vital component. She spoke about our new presence on social media. Rogers about 'groups' on Facebook; are they large or small groups. Harper said the sizes vary and they are controlled by non-city persons. Rogers would like the URA to be part of the development of the URA message. Harper said there is going to be an audit on how communications reach our community. And from this audit, a plan will be developed.

Discussion of the Revenue Resources Guide for 38th Avenue – The Board was asked to provide comment on the Revenue Resources Guide for 38th Avenue (the Plan). The plan addresses revenues recognized by the Board in a special account for 38th Avenue and potential ways to utilize those funds.

Art led the discussion and asked for input on the proposed plan and the steps to implement the plan as well as the desired programs offered by the URA. He explained the need and desire for the Plan. He spoke about the available revenues and how RWR received those funds. Art asked that he be allowed to individually present the elements of the Plan and have the Board comment on each potential use. The potential funding programs are:

- Small Business Loans –
- Small Business Grants –
- Sign Program –
- Public Arts
- Street Beautification –
- Infrastructure Improvements
- Corridor Marketing
- Event Sponsorship
- Business Attraction
- Street Clean up –

The Board provided input on each area and desired to have some guiding principles included in the document. Art said he will put together a draft of the Plan and get it out to the board

1. Action Items

Discussion and consideration for adoption of resolution 02-2016 Impact Reports to be sent to via certified mail to each of the taxing entities listed on the property tax or sales tax record affected by activities of the board enacting a URA plan.

Hill was asked to clarify his request for the resolution. Hill stated: Over the past year the Board learned that the Impact Statement were not being distributed to all the taxing entities; but instead were only going to the County. Hill wants it to be posted so that each entity could have time to review the impact. Hill asked for 45 days, state law requires 30 days. Hoffmann responded that Hill's recommendation is not aligned with URA law and one of the resolutions has been amended to reflect state law.

Davis is concerned how that affects business attraction and can affect the revenues generated by the Authority. Leo asked Hoffmann if the taxing entities have access to the TIF agreements. Hoffmann reported that HB1348 makes notification of the TIF for any new plan area must be done. Hill asked that if an activity is done by the Authority, how that will affect notification. Hoffmann responded that only a new plan or substantial modification requires notification. But activities under an existing plan must be authorized by the City Council.

Hoffmann emphasized that the Authority only implements the plan of the Council. That only the Council can make that determination. Hill said that the starting of the TIF clock has already impacted what he desired with his resolution. Hill believes he needs to rethink this issue. The board appreciates the concept behind the proposed resolution. Davis believes we are respecting the other taxing entities in our negotiations. No action taken.

2. Other Matters

Extension of Redevelopment Agreement – Art updated the Board. Hill asked why this was not brought to the board. Art responded that he cannot speak for the executive director, but that this was not a financial decision and that the board supported the developer on the project and therefore felt in authority to extend the agreement. Hoffmann also explained that the URA board backed the retrospective aspects of the board and therefore it provided the Executive Director the power to extend the contract. Rogers said he did not know the background that Hill had, but he read the agreement and it provided the authority to sign.

Board Member Updates –

Leo – Likes board update idea.

Bahrenberg – No comment

Davis – commented on the Quadrant lawsuit by the City and its position. She also wanted to know if there is an available position on the board. She has someone who is interested in applying to the board

Nicolson - No Comment

Hill – Thanked the two councilmembers who are at the meeting.

Pettit – No Comment

Rogers – Wants Hoffmann to provide update on HB-1348

HB-1348 Update – Hoffmann provided information on the progress of the bill. He said there is no bill pending, but anticipates two amendments to the law which created problems with TABOR.

Adjournment

The Board adjourned the meeting at 8:12 pm.
pm into Executive Session.



Tim Rogers, Chair



Steve Art, URA Manager