

**MINUTES
RENEWAL WHEAT RIDGE
MAY 17, 2016**

1. GENERAL

1.1 Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Rogers at 6:11 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
 Walt Pettit
 Kristi Davis
 Kelly Brooks (introduction of new member Brooks)

Board Members Absent: Jesse Hill
 Shane Nicolson

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

1.3 Approval of Minutes

It was moved by Davis and seconded by Bahrenberg to approve the minutes of March 1, 2016. The motion carried 5-0.

1.4 Public Forum: None

2 Presentations: None

3 Actions Items

- 3.1 Steve Art presented item 3.1 regarding the need for a supplemental budget appropriation for two items. The chair opened a public hearing. No comments were made. The notice was provided by law. The public hearing was closed.

The first item is for the purchase and installation of the materials for the placement of the traffic signal at 44th Avenue and Vance Street. And the second for legal services for 2016. Art explained that the requested \$390,000 was in the 2106 budget approved by the board, but did not have an expense account associated with those expenditures and therefore really didn't exist for finance. These expensed will be placed in accounts

already recorded and that is why the supplemental budget appropriation is required. This will not affect the bottom line of the Authority as presented in the October 2015 approved budget.

Questions were asked about West End 38 special election. Hoffmann provided information on how the city may act in regards to the election. Chair Rogers asked if we could table this discussion until the end of the meeting. It was agreed to do so.

It was motioned by Davis and seconded by Bahrenberg to adopt Resolution 02-2016 adopting a Supplemental Budget Appropriation in the amount of \$300,000. Passed unanimously 5-0.

- 3.2 Art presented the Revenue Resources Guide and spoke about the process to formulate the Guide. He told the Board about the meeting between the Chair and the representatives from the Wheat Ridge Business Association regarding administration of the programs outlined in the Guide.

It was moved by Bahrenberg and seconded by Pettit to adopt Resolution 03-2016 for the Revenue Resources Guide for 38th Avenue. Passed unanimously 5-0.

- 3.3 Art informed the Board of the decision by City legal counsel regarding the current Authority Executive Director. Upon investigation initiated through Council request, it was determined the current Executive Director could not hold the position via a Memorandum of Understanding between the city and the URA. The MOU detailed who should act as Executive Director and it was determined the Economic Development Manager should assume the role of Executive Director. The action tonight will confirm that finding.

It was motioned by Davis and seconded by Pettit to adopt Resolution 04-2016 designating Steve Art as the Executive Director for the Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge.

- 3.4 Art talked about the pop-up-cafes along 38th Avenue. He told the RWR about the genesis of the 38th project and how the cafes were purchased and placed. He spoke about the MOU's that were signed by the businesses the cafes fronted, but that maintenance portions were not being completed. He spoke about the problems with the cafes and the need to perform the maintenance. Art continued and spoke about his process of soliciting bids to have the cafes maintained. He also spoke about the need for a contingency of 10%.

Davis asked about the investment of the equity provided by the private business. Art said he did contact all the business owners using the cafes. Teller Street Gallery is not financially able to provide any funding. Both Right Coast Pizza and Joe DeMott have said they would provide a portion of the funding for the maintenance. Right Coast can provide \$100 and DeMott around \$200. Bahrenberg thought that the businesses should be responsible for cleaning up their mess. Brooks spoke about the reason the café's were

purchased. Pettit would like to see that two of the three businesses put up 50% of the cost. Pettit would like to explore moving the third café to another site. Davis thinks it's of a benefit to the business but worries that the fund we receive from the TIF should be used to maintain their property; such as snow removal. She thinks we need to show the benefit of the TIF.

Art will speak to public works about strengthening the program and require the businesses to maintain the cafes.

It was motioned by Bahrenberg and seconded by Davis to adopt resolution 05-2016 approving of a contract with Front Range Services for the care and maintenance of three pop-up cafes on 38th Avenue in the amount of \$973 plus 10% contingency. Passed unanimously 5-0.

1. Other Matters

- 4.1 Hoffmann provided an update on the lawsuit for ballot question 300. There is a case management meeting set for June 17 in which Hoffmann thinks there may be a direction on how the judge will rule.

Bahrenberg asked if Wazee is affected the same as Quadrant? Hoffmann spoke that it only affects it in the City Council approvals.

Davis asked about the Citizens for an Inclusive WR wants to be an intervener. Hoffmann said that item is two-fold. One, the city is the correct entity; and two, the interveners filed for this action too late.

Rogers asked about the ramifications if the lawsuit is lost. Hoffmann reported there are numerous effects. Hoffmann says there could be other lawsuits.

Board member updates:

Pettit asked about the last lot in Kipling Ridge. Art reported there is not progress at this time.

The Board said the Town Center Apartments grand opening was very nice.

Adjournment

The Board adjourned the meeting at 7:18 pm.



Tim Rogers, Chair



Steve Art, Executive Director