



AGENDA
WHEAT RIDGE URBAN RENEWAL AUTHORITY
AUGUST 16, 2016

Notice is hereby given of a Public Meeting to be held before the City of Wheat Ridge Urban Renewal Authority on Tuesday, August 16, 2016 at 6:00 pm., in the Council Chambers of the Municipal Building at 7500 West 29th Avenue, Wheat Ridge, Colorado.

1. General

- 1.1 Call the Meeting to Order
- 1.2 Roll Call of Members
- 1.3 Approval of Minutes – August 2, 2016
- 1.4 Public Forum (This is the time for any person to speak on any subject not appearing on the agenda. Public comments may be limited to 3 minutes).

2. Presentations

- 2.1 Executive Session to determine positions relative to matters that may be subject to negotiations pursuant to C.R.S. § 24-6-402(4)(e) with the Long's Peak Metropolitan District

3. Action Items

None

4. Other Matters

- 4.1 Staff and Board Member Updates

5. Adjournment

**MINUTES
RENEWAL WHEAT RIDGE
AUGUST 2, 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: 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
Kelly Brooks
Shane Nicolson
Jesse Hill

Board Members Absent: Kristi Davis

Also Attending: Corey Hoffmann – Legal Counsel
Steve Art – Executive Director
Vivian Voss
Tyler Downs

1.3 Approval of Minutes

It was moved by Pettit and seconded by Bahrenberg to approve the minutes of May 17, 2016. The motion carried 5-0. Hill abstained.

1.4 Public Forum: None

Presentations: Art and Hoffmann updated the board of the progress pertaining to Wheat Ridge Corners. It was reported that Walmart was no longer a part of the project and that presently a 231-unit market rate apartment will be put in its place. Staff is working with the developer on site design and layout and has requested they hire an urban planner to help design the public realm of the project. He told them that staff has met once with those developers. Hoffmann spoke about the previous redevelopment agreement and the need for a new agreement should this concept come to fruition. Brooks asked about the Wadsworth expansion. Art explained that staff is working with the developer. Hill asked about public space and who is requiring it. Art reported that staff is requesting the space and is working with the developer. Hill is concerned that staff is pushing for public space that runs up the amount of public subsidy. Rogers asked if the board is out of line to request assistance with design of the center. Hoffmann said the board

should not design a project, but instead work to remediate blight. He wants to make sure the board's actions are consistent with the City Council's vision in implementing the Wadsworth Boulevard URA Plan. Nicolson doesn't think the board should get involved in the design of the project, but should wait until a plan is presented and then make comments if needed. Art explained that the project is a mixed-use process and is approved administratively. Rogers encouraged Hill to approach Council if he has any questions.

1. Action Items

Adoption of Resolution 06-2016 approving an amendment to the West End 38 Cooperation Agreement between the City of Wheat Ridge and the Wheat Ridge Urban Renewal Authority – Hoffmann detailed the need for the adoption of the resolution and how it pertains to the West End 38 project. This agreement is an amendment to the Cooperation Agreement. Hoffmann detailed the Redevelopment Agreement and the components of the agreement and stated that because the Agreement was approved before the November elections, ballot question 300 did not apply. But the Cooperation Agreement was approved after the November vote, but the sales tax component is below the \$2.5M threshold. The Cooperation Agreement under \$2.5M will also go to Council for approval on August 8.

Brooks asked if the charter amendment dealt only with sales tax. Hoffmann answered it is not about sales tax, but only about Council actions. And this action is under \$2.5M and therefore does not require an election. He stated that the \$1.9M in the new agreement was never stated in the original Redevelopment Agreement and is stated in this new agreement and caps the amount of sales tax that can be provided at \$1.9M.

This agreement confirms that ballot question 300 is not affected by action of this agreement. Rogers asked about the proforma and the 3,980 sq. ft. of non-sales tax producing businesses. Downs reported the 3,800 sq. ft. is the Vectra Bank. Downs expects to break ground in early 2017.

Bahrenberg motioned and Nicolson seconded to adopt resolution 06-2016. Passed unanimously.

2. Other Matters

Art told the board that Kipling Ridge is performing much better than anticipated.

Art and Hoffmann spoke about a meeting with the developers and metro district for Clear Creek Crossing Project.

Art spoke about the contract with LocalWorks to administer the grant program.

Art informed the Board of the refinishing of the pop-up cafes on 38th and that two were done correctly and the third is still under review after the contractor used the incorrect stain on the café. The contractor is attempting to remove the old stain and cover with the correct stain. No billing has been paid to date until the situation is resolved.

Art informed the Board that the bid opening for the traffic signal at 44th and Vance Street was opened today. He was not present and does not have any additional information at this time. If multiple bids were received, the internal URA board members who volunteered to review the bids will be convened. The board will not review the packet and use the selected vendor as long as they meet the requirements.

Hoffmann let the board know that the opportunity to address and comment on the Assessors Reference Library is August 15. This library is what assessors throughout the state use to calculate base and increment.

Adjournment

The Board adjourned the meeting at 6:59 pm.

Tim Rogers, Chair

Steve Art, Executive Director