



AGENDA
WHEAT RIDGE URBAN RENEWAL AUTHORITY
DECEMBER 20, 2016

Notice is hereby given of a Public Meeting to be held before the City of Wheat Ridge Urban Renewal Authority on Tuesday, December 20, 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 – December 6, 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

3. Action Items

- 3.1 Resolution 12-2016. A resolution approving the sale of property at 7690 W. 38th Avenue. *Motion: See staff memo*
- 3.2 Resolution 13-2016. A resolution approving the sale of property at 3790 Yukon Court. *Motion: See staff memo*
- 3.3 Resolution 17-016. A resolution approving an Easement Agreement with Quadrant Wheat Ridge Corners. *Motion: See staff memo*
- 3.4 Board consensus authorizing the Board Chair to sign a Plat for The Corners at Wheat Ridge.
- 3.5 Resolution 15-2016. A resolution appointing Tim Rogers as Chair and Kristi Davis as Vice-Chair for Renewal Wheat Ridge 2017. *Motion: See staff memo*
- 3.6 Case Nos. MS-16-08, WCP-16-04, WSP-16-07, and CUP-16-02. Non Conflict to the West End 38th Redevelopment Plan for four related land use applications. *Motion: See staff memo*
- 3.7 Case No. WZ-16-07 – Clear Creek Crossing. Non Conflict to the I70/Kipling Corridors Urban Renewal Plan for a zone change at Clare Creek Crossing. *Motion: See staff memo*

4. Other Matters

- 4.1 Board and Staff Updates

5. Adjournment

**MINUTES
RENEWAL WHEAT RIDGE
DECEMBER 6, 2016**

1. GENERAL

1.1 Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Rogers at 6:03 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
Kristi Davis
Jesse Hill

Board Members Absent:

Also Attending: Keith Martin – Legal Counsel
Steve Art – Executive Director
Vivian Vos

1.0 Approval of Minutes

It was moved by Pettit and seconded by Bahrenberg to approve the minutes of October 4, 2016. The motion carried 4-0. Hill and Davis abstain

1.4 Public Forum:

None

2.0 Presentations

None

3.0 Action Items

3.1 Art presented the budget details to the Board. Art detailed the 38th Avenue, Kipling Ridge, and Town Center Budgets in terms of revenues and expenses projected for 2017. Chair Rogers opened a public hearing. No testimony was heard from the

public and Chair Rogers closed the public hearing. The Board was asked if they had any questions.

Hill thought the DCI budget should go into the City's budget. Art responded that DCI focuses on URA's. He wants to make sure we have enough budgeted for legal services. Art said we over budget for legal each year.

Davis wanted to make sure our monies are segregated. Art assured they are. Brooks wanted to know what the \$5,000 was used for marketing materials. The board thought a video on channel 8 would be good. Brooks wanted to know if there was a required reserve for the URA. Art and Martin did not think there was a requirement. Art said he would never present a budget that drew down all funds.

Nicolson wanted to assure we utilize funds that benefit all citizens. He felt we needed to gauge any decisions on the public good.

Davis thought the Gazette could be a good use of advertising our efforts. Art to add to a future agenda the use of the marketing funds of \$5,000.

Rogers thought that signage on our approved projects could be revisited and provide some guidance and criteria. Find what's important to the URA and act upon that. Rogers thinks we need to not only remove blight, but improve lifestyles for our community.

It was motioned by Davis and seconded by Bahrenberg to adopt Resolution 11-2016 adopting the 2017 Annual Budget for the Town Center, 38th Avenue, and Kipling Ridge projects. Approved unanimously 7-0.

- 3.2 Art provided background on the URA's purchase of the property at Yukon Court. Art explained that no revenues were available to the URA to purchase the property and the City of Wheat Ridge loaned RWR the funds to purchase the parcel. Art explained that RWR now has the available revenues in the Town Center fund to repay the City for the loan. He detailed that the repayment will not affect any of the ongoing project funded by the Town Center fund. He made a recommendation to adopt the resolution to repay the city in the amount of \$310,299.

It was motioned by Bahrenberg and seconded by Nicolson to adopt Resolution 14-2016. Authorization to repay internal loan to the City of Wheat Ridge in the amount of \$310,299. Passed unanimously 7-0.

- 3.3 Art presented information that is known at the present regarding the development of the parcel in the TOD area known as Hance Ranch. Art explained the definition of the Concept Plan and what will occur in the future with the project. Art explained to RWR the non-conflict finding of the board and recommended the Board find that the concept plan does not conflict with the I-70/Kipling Corridors Urban Renewal Plan.

It was motioned by Bahrenberg and seconded by Pettit to adopt Resolution 15-2016. Authorization to repay internal loan to the City of Wheat Ridge in the amount of \$310,299. Passed unanimously 7-0.

4.0 Other Matters

Board and Staff Updates.

Art updated the board on the status of the projects at the Corner at Wheat Ridge and West End 38. He also informed the board that the traffic signal at 44th and Vance has begun. He detailed what is occurring at the present and there will be a delay in awaiting for the signal poles to arrive. Hopefully, sometime in January, 2017. Then the final installation will occur. He also told the board there will be some additional costs due to lack of conduit and additional concrete flatwork that will be needed. The board authorized Art to spend up to 10% of the approved budget. Any amount over the 10% must come back to the board for approval.

Board Chair Rogers addressed the Board about his desire to continue as Chair of RWR in 2017 and Davis and Vice-Chair. He queried the board on any interest of other members wanting to be on the slate. Art informed the board that a resolution will be presented at its December 20 meeting.

Pettit asked about the project at 38th and Eaton. Pettit is a party to a suit against the project and asked if he needs to abstain from any comment or vote on the activity.

Nicolson wanted to add something regarding the conversation on the marketing of the URA. He wants to tie the potential video to an active project and make sure it's relevant. Rogers agreed with Nicolson. Art to explore if there are marketing firms to assist or the city PIO?

The Board adjourned the meeting at 7: 14 pm.

Tim Rogers, Chair

Steve Art, Executive Director