

**MINUTES
RENEWAL WHEAT RIDGE
SEPTEMBER 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 6:07 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
Jesse Hill
Kristi Davis

Board Members Absent: Shane Nicolson

Also Attending: Corey Hoffmann – Legal Counsel
Steve Art – Executive Director
Kim Setter – Longs Peak Metro District
Tyler Carlson – Evergreen Development

1.0 Approval of Minutes

It was moved by Pettit and seconded by Bahrenberg to approve the minutes of August 16, 2016. The motion carried 7-0.

1.4 Public Forum:

Eugene Khang owner of Colorado Plus told the board about a new project at his business. They will be constructing a brewery in the back parking lot. It will be a seven-barrel brewery. To expand their business to be more community oriented. Wants to know if there is a urban renewal funding source available to help in construction. Member Hill appreciates the establishment and what they have done in the community. Chair Rogers encouraged Mr. Khang to keep working with Economic Development on this issue.

2.0 Presentations

Tyler Carlson of Evergreen Development, the developers of the Clear Creek Crossing Project made a short presentation on the proposed site development of Clear Creek Crossing. Evergreen

in under contract for the property. Carlson was there to make an introduction and familiarize the board to the vision of the property. Carlson provided the board with a handout of various projects they have completed in the Metro area. Carlson mentioned the difference between his project and Cabela's project; Cabela's was all retail, but in the current market, this will be a mixed use project containing retail, hospitality, office and residential. Carlson mentioned there will be use of PIF, a metro district and an ask for TIF less than \$2.5M. They expect to break ground late in 2017.

3.0 Action Items

Resolution 07-2016 authorizing the execution of Cooperation Agreement between Renewal Wheat Ridge and the Longs Peak Metropolitan District. Hoffmann outlined the agreement between the two entities. He informed the board that the agreement would provide for RWR to waive their portion of the Mill Levy at Clear Creek Crossing. This does not trigger ballot question 300 nor is it an agreement with the City as a partner.

Rogers asked how this differs from our other agreements. Hoffmann responded this is not a redevelopment agreement, but instead it's an intergovernmental agreement. Davis asked about this agreement and the previous agreement with the City. Hoffmann responded that it honors the agreement the City made with Longs Peak and the City. Rogers asked if we need to evaluate how this impacts other financing for this project. Hoffmann: These dollars are no longer available for a redevelopment agreement.

Rogers asked about the boundaries of the Metro District. Kim Seter responded the district is larger than the Clear Creek Crossing project of Carlson. Cabela's and three property owners, along with two property owners from Coors are the voting base. Rogers asked if the County property is part of the project. Carlson said it is part of the project, but they are currently in negotiations with the County for the acquisition of the County property. No part of the County property is affected by the URA mill levy.

It was motioned by Davis and seconded by Pettit to adopt Resolution 07-2016. It carried unanimously.

Resolution 08-2016 – Public Hearing and adoption of resolution authorizing a supplemental budget appropriation for fund 123/Kipling Ridge line item 37-123-800-802 related to construction of a traffic signal at 32nd Avenue and Xenon Street in an amount not to exceed \$110,500.

Art provided background on the need to adopt the resolution amending the 2016 budget. Art explained that expenditures were not accounted for in the 2016 budget for the installation of a traffic signal as contemplated by the actions of Resolution 09-2016.

Rogers opened a public hearing. No comment was received. Rogers closed the hearing.

Hill asked about the portion of funding by RWR. He would like to see the City fund the project and not the URA. Art responded that the relationship between the City and the URA has been

successful because of these type of agreements. Hoffmann explained that we are not a rubber stamp of the City Council, but it's the type of project that is a core urban renewal function. Rogers also told the board that the City Council provided \$1M for the development of the Kipling Ridge center, and now that money can be used on this light.

Rogers asked if such an expenditure was within the scope of expenditures that was discussed a few months ago. Art explained those conversations dealt with 38th Avenue and never extended beyond that scope. Art also explained the great relationship RWR has with the City Council and at times the Council has funded RWR for their goals and work.

It was motioned by Pettit and seconded by Bahrenberg to adopt Resolution 09-2016. It carried 5-1 with Hill voting no.

Resolution 09-2016 authorizing the execution of an intergovernmental agreement between the Wheat Ridge Urban Renewal Authority and the City of Wheat Ridge in amount not to exceed \$110,500 for the partial funding of a traffic signal at 32nd Avenue and Xenon Street.

It was motioned by Davis and seconded by Bahrenberg to adopt Resolution 08-2016. It was motioned by Pettit and seconded by Bahrenberg to adopt Resolution 09-2016. It carried 5-1 with Hill voting no.

4.0 Other Matters

Board and Staff Updates.

Art updated the group on the traffic signal at 4th and Vance and the blighted area behind 43rd Placed. Art also updated the board on the progress of the West End 38 project. Pettit asked about the SE and SW corners of 38th and Wadsworth. Art reported that both projects are moving forward with development. He also asked about the SW corner of 38th and Sheridan. Art explained there is a potential development, but he knows nothing more about what type of development.

Hoffmann spoke of the Auditors reference library talks.

Davis spoke about the ballot language and its effect on the Clear Creek Crossing project. Art responded that it may not occur until next year, after the election.

The Board adjourned the meeting at 7:08 pm.



Tim Rogers, Chair



Steve Art, Executive Director