

**MINUTES  
RENEWAL WHEAT RIDGE  
March 7, 2017**

**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 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**1.2 Roll Call of Members**

Board Members Present:           James Bahrenburg  
  Tim Rogers  
  Walt Pettit  
  Kristi Davis  
  Shane Nicolson

Board Members Absent:           Jesse Hill  
  Kelly Brooks

Also Attending:                    Corey Hoffmann – Legal Counsel  
  Steve Art – Executive Direct

**1.0 Approval of Minutes**

It was moved by Bahrenberg and seconded by Pettit to approve the minutes of January 24, 2017. The motion carried 5-0.

**1.4 Public Forum:**

None

**2.0 Presentations**

None

**3.0 Action Items**

**3.1 Cooperation Agreement with the City regarding sales tax for the Wheat Ridge Cyclery project.** Hoffmann provided an update for the URA to relinquish its provision to collect sales tax TIF and give it back to the City. Hoffmann was contacted last week regarding the recently approved ½ cent sales tax approved by the voters. It was discovered that the WR Cyclery was collecting the ½ cents because an agreement was not completed when the Agreement was entered. This Cooperation

Agreement would still provide for the Property Tax to be received by the URA, but the sales tax portion would be stopped as per January 1, 2017. The City would capture the entire 100% of sales tax. This is possible because the obligation was met of the agreement. Davis asked if we could still receive the 3% and give the City the ½ cent? Hoffmann said they could, but the primary obligation to the Cyclery has been paid off, the obligations are minor of the URA. Davis said the reason we did not do a project, is because we never had any money. She has pause to give it all back. Nicolson said we are using the funds in an aggregate form to create a larger fund. Does giving the funds back to the City give more funds for the City to use? Hoffmann suggested that if the City has a position the URA should follow that lead. Rogers said we need to adhere to the wishes of the Council, but we have given money for City projects. Hoffmann reminded the board that they are fulfilling the wishes of the Council. Rogers asked what would stop the Council from taking our increment in the future. Davis said that while Hoffmann states the obligation is done, it really is not because there still is blight. Hoffmann stated that is a valid question, but the obligation of the agreement is for the Cyclery and there is no obligation of the Authority to be earmarked. Art suggested that the Board can still collect TIF on future projects. In addition, we do not want to create an adversarial relationship with the Council. Davis wants the funds and believes we can do projects worthwhile to the community. Nicolson believes the City should get the funds. Bahrenberg asked if we could receive good will by agreeing. Hoffmann said it would not garner goodwill, but may help the people against TIF. Pettit agreed with Art that we need not create an adversarial relationship with the Council. To be perceived as a ‘non-player’ with the City.

It was motioned by Bahrenberg to approve the Cooperation Agreement Seconded by Nicolson. Passed 4-1

3.2 Motioned by Nicolson and seconded by Pettit to approve the Annual Report. It will be posted.

#### **4.0 Other Items**

Art provided updates to the board on its accomplishments and that funds are being reinvested. Nicolson agreed. Bahrenberg said that Old Town Arvada is condensed and easy to see finished projects.

Art updated the board on the other projects in the city. The West End 38 project raised conversation on the sanitation capacity.

Art and Rogers updated the board on meetings they are conducting with Marketing firms to promote the URA.

Hoffmann provided an update from the legislature. Proposed by the wife of the Littleton Mayor it would have limited the type of things that URA’s could provide. A second component would have made URA’s more transparent by making all URA’s perform an audit to assure all uses of

funds are eligible. He also spoke about the clean up language of HB 1348. He thinks this will pass.

The Board adjourned the meeting at 7:12 pm.

  
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**Tim Rogers, Chair**

  
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**Steve Art, Executive Director**

