

**MINUTES**  
**WHEAT RIDGE URBAN RENEWAL AUTHORITY**  
**March 3, 2009**

**1. CALL THE MEETING TO ORDER**

The meeting of the Wheat Ridge Urban Renewal Authority was called to order by Chair Adams at 6:00 p.m. in the council chambers of the Municipal Building, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**2. ROLL CALL OF MEMBERS**

Chair Adams introduced Becky Bye as a new member of the Wheat Ridge Urban Renewal Authority.

Authority Members Present: Rick Adams  
James Bahrenburg  
Becky Bye  
Walt Pettit  
Tom Radigan  
Larry Schulz

Authority Members Absent: Janet Leo

Also attending: Patrick Goff, Deputy City Manager  
Corey Hoffmann, WRURA Attorney  
(left meeting at 7:30 p.m.)  
Ann Lazzeri, Recording Secretary

**3. APPROVAL OF MINUTES – February 3, 2009**

**It was moved by Walt Pettit and seconded by James Bahrenburg to approve the minutes of February 3, 2009 as presented. The motion passed 4-0 with Rick Adams and Becky Bye abstaining.**

**4. PUBLIC FORUM** (This is the time for any person to speak on any subject not appearing on the agenda.)

There was no one present to address the Authority.

**5. OLD BUSINESS**

There was no old business to come before the Authority.

## 6. NEW BUSINESS

### A. **Kipling and I-70 Corridor Conditions Study – Matrix Design and Leland Consulting**

Patrick Goff introduced Ken Schroepfel of Matrix Design and Anne Ricker of Leland Consulting. Mr. Schroepfel reviewed the results of the conditions survey. The survey boundaries generally extend from Garrison to Eldridge and from I-70 to Highway 58. The area is comprised of approximately 1250 acres. He reviewed the eleven blight factors, ten of which were found in the study area, and gave examples of blight found.

A question and answer period followed. During discussion, comment was made that WRURA wants to avoid the use of eminent domain.

Ms. Ricker reviewed the tasks that would be completed by her firm. These included urban renewal plan alternatives and impact analysis; feasibility tests; tax increment analysis; urban renewal plan; URA boundary legal description; and public involvement activities. Under public involvement activities, four meetings would be held. The first one would be for all the stakeholders in the survey area to present the basics of urban renewal. The second meeting would be for stakeholders within a certain area of the survey area to provide information on market analysis and specific issues in their area. The third meeting would involve stakeholders in the entire survey area again to report on feedback from the second round of meetings and to discuss concepts, goals and vision for the entire area. Using that information, an urban renewal plan document would be prepared and a final meeting held to present the document to stakeholders. After the four meetings are completed, the urban renewal plan would be brought back for WRURA's consideration.

In answer to questions from the Authority, Mr. Schroepfel stated that his goal was to avoid placing residential units in the survey area however, there is an estimated 5% of residential property consisting mostly of rentals, in the area.

There was consensus to accept the boundaries for the urban renewal plan. The possibility of adding the Ward Road urban renewal area to this plan was also discussed. This possibility will be researched for further consideration.

### B. **URA Strategic Planning – Leland Consulting**

Anne Ricker discussed various aspects of strategic planning such as marketing, branding, mission statements, annual reports, and information packets for prospective developers.

There was consensus to draft a mission statement for WRURA.

Ms. Ricker will draft a more specific scope of services and bring it back for WRURA's consideration as to which items should be pursued.

**C. Resolution 02-2009, approving an amendment to the 2008 budget.**

Patrick Goff presented this item. The 2008 budget did not include enough funds to cover sales and property tax increment payments to Wheat Ridge Cyclery. Therefore, a supplemental budget appropriation is necessary to balance the budget.

**It was moved by Larry Schulz and seconded by Walt Pettit to approve Resolution 02-2009, amending the fiscal year 2008 Urban Renewal Budget to reflect the approval of a supplemental budget appropriation in the amount of \$1,800.00 to the Wheat Ridge Cyclery Fund for the purposes of 2008 sales and property tax increment distribution to Wheat Ridge Cyclery. The motion carried 6-0.**

**D. 38<sup>th</sup> Avenue Corridor Redevelopment Plan TIF**

The 38<sup>th</sup> Avenue Corridor Redevelopment Plan was amended in 2003 to implement sales and property tax increment financing (TIF) for the proposed Cornerstone development project (Walgreens). Although the project was never initiated, the TIF "clock" started on October 28, 2003. Staff recommended stopping the property and sales TIF on the Walgreens' project.

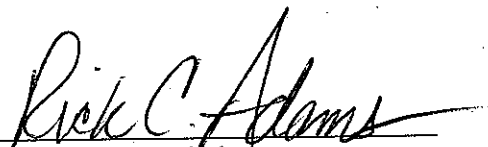
There was consensus of the Authority to stop the TIF clock. Patrick Goff was given direction to have the WRURA attorney draft an appropriate resolution to be considered at the next meeting.


**7. OTHER MATTERS**

Patrick distributed copies of ordinance recently adopted by City Council regarding appointment of Board members to the Authority. This will allow the Authority to go outside of the district when a vacancy exists if a member cannot be found within a district.

**8. ADJOURNMENT**

The meeting was adjourned at 8:10 p.m. The next WRURA meeting is scheduled for April 7, 2009.

  
Rick Adams, Chair

  
Ann Lazzeri, Recording Secretary