

**MINUTES
RENEWAL WHEAT RIDGE
May 15, 2018**

1. GENERAL

Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Rogers at 6:02 p.m. in the Council Chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

Roll Call of Members

Board Members Present: Tim Rogers
 James Bahrenberg
 Kristi Davis
 Shane Nicolson
 Walt Pettit
 Val Nosler Beck

Board Members Absent: Michelle Koons

Also Attending: Steve Art – Executive Director
 Corey Hoffmann – Legal Counsel
 Tyler Carlson – Evergreen
 Patrick Goff
 Mark Whyte & Shelly Hoover - Terracon

Approval of Minutes

The minutes of the April 17, 2018 meeting were motioned for approval by Pettit and seconded by Bahrenberg. Unanimous

Public Forum – No comments were received.

Presentations

Clear Creek Crossing. Executive Director Art provided background on the Clear Creek Crossing (CCC) project. Tyler Carlson, the President of Evergreen Development provided a general outline and scope of the CCC project. It is anticipated that Evergreen will make a TIF request for a redevelopment agreement at a future RWR meeting. Art explained that this evening's meeting is a 50,000 foot view of project and that a TIF and Redevelopment agreement will be requested. This will be detailed at the May 21 joint meeting with the City Council.

Carlson showed a video rendering of the project and then guided the board through the outline development book and explained the project. Carlson spoke about the need for public investment due to high costs of construction. He spoke about SCL as a major user of the site. He spoke about the changes in the activity since its conception of having a large sales tax

producer (Walmart). He spoke of the complicated revenue streams that will be needed. He hopes to close with SCL in July and then begin site work and issue the bonds.

Bahrenberg asked what SCL will do with the property. All Carlson knew was that SCL Corporate authorized the property purchase, but no clear track to development. Bahrenberg asked if the Army Corp of Engineers are involved. Carlson said that Cabela brought in the Army Corp and brought some areas out of the 500-year floodplain. It's only the northern 40-acres that is involved and SCL is planning to raise the site

Member Beck asked about connectivity of the site. Page 13 of the packet looks at the circulation and trails system of CCC. He outlined the issue of connectivity. He also spoke of the architectural nature of the development.

Pettit asked about Clear Creek Drive and that is seems to be above the Denver Water Main line. Is that permitted? Carlson confirmed that it is permitted.

Nicolson asked about connection to Highway 58. Carlson responded that it's still in the Metro District but the connection to Highway 58 is not needed for the current development. Goff responded that the City went to CDOT and spent \$500,000 to get the phasing of the circulation approved by CDOT. But, at some point, it may be needed depending on development.

Rogers asked about the expanded area 1 and what does this mean? Carlson responded that the smaller configuration was based upon the need of a previous healthcare user. This new property line creates a more rectangular parcel. The swap of land was less than 10%. Rogers asked what SCL's contribution to the project will be and what uses. Because they are tax exempt, they have other items in the Purchase and Sales agreement that will increase their contribution to the entire project costs. Rogers asked about the mill levy: at 55 and 25 mills at O&M and 35% for debt servicing. The Service Plan for the project does need to be amended. Rogers asked if there will be an ownership/business group formed. Carlson said there will be a group to form CAMS specific to the retail businesses. Rogers spoke about development costs and those impacts on the need for a public private partnership.

Carlson also spoke about storm water requirements and they are creating a storm water device that will intercept and filter the water before it's released into the stream. Rogers asked about the county participating in these offsite developments. Goff mentioned the County participated in previous improvements and will probably not participate for any additional developments.

Rogers asked about benchmark dates and sequences to get this to the finish line. Goff responded there are a lot of different documents to be approved. This begins with the joint meeting and the financial documents. Then the IGA with the City needs to be terminated and an annexation agreement needs to be terminated. New documents will be drafted for approval. A add on PIF, and credit PIF, SIA, and other documents that are hopefully going to be approved shortly. This is timed for the closing with SCL.

Rogers mentioned this project has a large impact on the entire City. He would encourage CCC to work with the entire community and not just the west side of town.

Action Items

Resolution 10-2018. Art presented background on the parcel owned by RWR located at 3790 W. 38th Avenue. Art provided history on the clean-up efforts at the site. Art explained the current E-Redux remediation system active on the parcel of land. He told the RWR Board that efforts appear to be working and now the need to perform a full-scale clean-up using the E-Redux system is recommended.

Art turned it over to Mark Whyte of Terracon who detailed the E-Redux system and how the full scale use hopefully will reduce levels of PERC and allow the Colorado Department of Public Safety and Health (CDPHE) to provide a No Further Action Determination (NAD) letter which will allow full scale development of the parcel. He spoke about the pilot test that was done in October 2017 and has been monitored the site. He explained why additional use of BOS 100 was not recommended, but that the combination of BOS 100 and E-Redux technology work well together. Levels dropped about 47% in the test area. He believes in the next 7-121 months, if the system works, this will allow the reception of the NAD from CDPHE.

Davis asked about the digging going on at the site presently. Whyte responded that Terracon is working with Brinkmann to assure they are outside the area of contamination. Rogers asked about future building requirements that won't disturb the contamination. Whyte said that proposed building that he has seen will not have footers deep enough to affect the area.

It was motioned by Bahrenberg to adopt Resolution 10-2018. It was seconded by Nicolson. Unanimous.

Other Matters

Val Nossler Beck introduced yourself to the Board.

Board and Staff Updates – Art updated the Board on the status of the Sheard Family Trust site and the progress of the Hacienda Colorado.

Executive Session

The Board adjourned to Executive Session to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e). Item related to a proposed Memorandum of Understanding (MOU) with the West Metro Fire District.

It was motioned by Davis and seconded by Pettit to enter into Executive Session. Unanimous.

The meeting was adjourned to Exec Session at 7:24 pm.

The Exec Session was motioned for adjournment by Nicolson and seconded by Bahrenberg. Unanimous to adjourn at 8:25

The Board meeting was convened and adjourned at 8:27



Tim Rogers, Chair



Steve Art, Executive Director