

**MINUTES
RENEWAL WHEAT RIDGE
SEPTEMBER 18, 2018**

1. GENERAL

Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Rogers at 6:067 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 Bahrenburg
 Walt Pettit
 Val Nosler Beck
 Michele Koons
 Shane Nicolson

Board Members Absent: Kristi Davis

Also Attending: Steve Art – Executive Director
 Corey Hoffmann – Legal Counsel
 Tyler Downs – Wazee Partners
 Chris Downs – Wazee Partners
 Audrey Howes – The 27th Letter Media

Approval of Minutes

The minutes of the August 21, 2018 were amended to include language regarding the Executive Session. The minutes were motioned for approval with correction by Pettit and seconded by Nicolson. Unanimous

Public Forum – No comments were received.

It was motioned by Pettit and seconded by Nicolson to adjourn into Executive Session at 6:09 pm. The Executive Session concluded at 6:23 pm

1. Presentations

Wazee Partners – Tyler Downs of Wazee Partners introduced the company’s concept for Lot 3 at Town Center North and the initial request for the use of Tax Increment Financing on the project.

Tyler Downs showed a conceptual plan for the site and spoke to the Board about the project which is zoned MU-C which allows infinite densities, as long as you can park it. It will be a four

story 140 unit age restricted market rate apartment complex. It is a Texas Wrap product with four stories of parking to serve the complex. Downs explained the desire for this type of product is high in Wheat Ridge. Chris Downs spoke that Wazee looked at surface parking lot for the project, but it never worked. They spoke about the creation of a public park (Vohaska donation fund). It will not be maintained by the City, but will be open to the public. Tyler spoke about the new 43rd place, which will be a new public street. They showed a massing look of the building.

Pettit asked if the garage is covered. Tyler responded that it is covered. Bahrenburg asked if there is guest parking. Tyler responded there is guest parking. Tyler spoke about the product mix of the units. 55-60% of the units are two bedrooms.

Chris spoke of the amenities of the complex. It will be open with an outdoor pool. The amenity space will be on the first floor with a house concierge. Staffed by a full time manager and full time maintenance. Not sure about a cafeteria or food services.

Rogers asked if there will be a requirement for sidewalks on 43rd Place. Downs responded there will be that requirement on one side of the street. Rogers wondered if the layout presented met the communities desire to maintain our 'small town' feel.

Beck wanted to assure this building met the active adults needs. Beck asked about the age restrictions. Tyler responded that only one member of the household has to be 55.

Rogers asked about the Proforma and the TIF ask. Downs responded they are close to the ask and want to assure the pricing is correct; the tariffs are having a big effect on the market. Bahrenburg asked about the alley and the street. Art responded the city Public Works will not accept it.

The Board provided a consensus to move forward with the development and a TIF agreement.

27th Letter Media – Audrey Howes of the 27th Letter Media presented the outcomes of the survey and path moving forward.

Howes reported that overall the residents live here for a reason; the small town feeling. They are undereducated on the what the URA does. With that, they have some recommendations on moving forward. It's a proactive report.

Their recommendations is that URA is the best way to develop WR. To get those uneducated with RWR, on how Urban Renewal can benefit them. WR citizens are proud to be here. They selected WR for a reason.

They want to be invested, but don't know how to participate. It should be easy for them to participate. The plan addresses three ways citizens can participate.

One is to provide education for the citizens with improved FAQ's, podcasts, proactive responses. The second piece is to invite people to the meeting with an email reminder. The third is an

infographic. Having a booth at events. Explaining the process. Create something for the public of how to work through the URA system. The 27th Letter also thinks permanent and temporary signage on projects is needed. This will reinforce what the URA does. They also think we should purchase some URA SWAG. They also think the URA section of the City website should be redone.

The group spoke about the results. Beck liked the idea of a guide for businesses to access Urban Renewal. She wants to connect the SWAG to local businesses.

Howes explained this is a larger recommendation plan and all cannot be done at once. The Board needs to make a decision on what is important.

Rogers recommended a small working group. Beck, Nickelson, Koons and Pettit volunteered. Next steps would be to schedule a meeting with the group.

Executive Director Art presented the 2019 Budget to Board for future adoption. Art detailed some of the line items for 2019.

2. Action Items

Resolution 16-2018. Art presented information on the request for Board approval of the resolution approving a Term Sheet with Colorado State Bank and Trust for loan for the development of Clear Creek Crossing. Art explained that RWR would receive a loan of \$6.375MM from CSBT which would net the project about \$4.75MM in funds for the project. Art explained to the Board that it will be asked to pull the remainder of the \$5MM commitment to the project from existing funds in the URA account. Art detailed items of the term sheet.

Rogers asked about the process of which Art and Hoffmann responded

It was motioned by Bahrenburg and seconded by Petit to adopt Resolution 16-2018. Unanimous.

Resolution 16-2018. Chair Rogers introduced the item. Art asked for approval to execute an agreement with the West Metro Fire Protection District regarding Tax Increment Financing Sharing.

It was motioned by Pettit and seconded by Nicolson to adopt Resolution 16-2018. Unanimous


3. Other Matters

4.1 Board and Staff Updates – Art updated the board on activities in the areas. Beck reported that she met with Heidi of Swiss Flower and Gift Cottage and she would like to have an event at her site. Beck mentioned she is part of the Cultural Commission and they would like an 101 session on how URA and public art can work together.

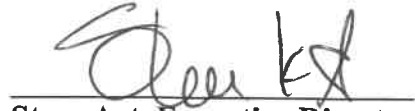
Adjournment – the meeting adjourned at 6:02 pm

8:20

The Board meeting was convened and adjourned at pm



Tim Rogers, Chair



Steve Art, Executive Director