

**MINUTES
RENEWAL WHEAT RIDGE
FEBRUARY 6, 2018**

1. GENERAL

Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Rogers at 6:06 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
 Walt Pettit
 James Bahrenberg
 Kristi Davis
 Kevin Hood

Board Members Absent: Jesse Hill
 Shane Nicolson

Also Attending: Steve Art – Executive Director
 Corey Hoffmann – Legal Counsel
 Tim Morzel – EPS
 Bruce Kral – West Metro Fire
 Tom Metzger – Regency Center

Approval of Minutes

The minutes of January 16, 2018 were motioned by Bahrenberg and seconded by Hood for approval. The motion carried unanimously.

Public Forum: No public comment was received.

Presentations: None

Action Items

Resolution 04-2018. Adoption of a Redevelopment Agreement with U.S Retailer Partners, LLC and a Cooperation Agreement with the City of Wheat Ridge for the development of a Hacienda Colorado Restaurant within the Applewood Shopping Center. Art presented the background on the TIF request by US Retailers for the construction of a Hacienda Colorado Restaurant in the Applewood Shopping Center. Tom Metzger from US Retailers presented on the need for the TIF and more project information. Tim Cook, owner of Hacienda Colorado was present and described a bit about his restaurant. Tim Morzel of EPS was also present and answered questions regarding the financial implications and need for the TIF.

Tom Metzger from Regency made a presentation to the board on the site development. Bahrenberg asked if this was their first site of choice. Metzger replied that he did not work for Hacienda, but they had looked at other sites before deciding on this site. Rogers asked about when circulation would be completed. Metzger said they are working on the entire site and are ready to submit plans. Rogers asked about parking ratios between Hacienda and Chili's. Metzger did not have that number, but recognized that restaurants take more parking. Rogers also was concerned about parking in the lot to the northeast of the restaurant. He wants some type of crossing for pedestrians at that crossing. Rogers asked if the financial numbers are the same since they presented in May. Art responded those numbers are still the same. Rogers also asked about dates from original presentation in May. Hoffmann confirmed those have been corrected in the Agreement.

Rogers asked about Section 6.3 of the Agreement and the reference of the sales tax payment from the City. Hoffmann responded that ties to the Cooperation Agreement and the requirement of the City to put the sales tax revenues in the special account of the Authority.

Bruce Kral of the West Metro Fire District was also present and spoke to the board requesting that West Metro not be included in the TIF for this project. He explained that West Metro Fire has been impacted by reduced property tax revenues to the tune of about \$4M. Hoffmann mentioned the amount generated is about \$9,000 per year, approximately. He suggested there are two issues: 1) this item for Hacienda and 2) future proceeding with the fire district. He mentioned the district will still receive its base and annual adjustments to the base. He argues that while the new building does add potential impact, it's the board's decision to act upon this activity but he believes the District will remain whole.

Hoffmann is uncomfortable with having no criteria to evaluate the inclusion/exclusion of the mill levy. He would like to have some criteria to negotiate with the District at a future date. Hoffmann would like direction from the board on creating the criteria of which to negotiate at a future date.

Hood respects the fire division and would like some criteria. Bahrenberg does not remember negotiations prior to this activity. Hoffmann replied that was with the WR Fire which merged with the West Metro Fire District. Hoffmann reminded the Board that this is post 1348 and the Board if NOT required to enter into negotiations.

Davis commented that the site already has a building and that fire services are already in place, this new development just replaces the old building and should improve the site and not add the need for more services. Davis also believes this development will encourage additional development and increased revenues to the District.

Hoffmann made two additional points. The Fire District still receives the base with annual incremental adjustments. The second is that the Board can make adjustments and not give 100% or nothing but can give a percentage if so desired.

Rogers looked at the burden to the shopping center and the demolition of other buildings. Metzger responded that on a net basis, the shopping center is getting smaller. He believes the net impact shows a loss of GLA and not an impact the District. He also agrees we need some criteria for future activities. Kral responded that as areas thrive, more and more services are needed. He pointed to the development of Belmar is a prime example. He believes the tax on the property is the amount needed to provide the services.

It was motioned by Hood and seconded by Bahrenberg to adopt Resolution 04-2018 without the exclusion of the Fire District. Unanimous. It was also motioned for our Legal Counsel to work with the Fire District to form a criteria agreement that will be presented at a later date. This was also approved unanimously.

Resolution 05-2018. Adoption of a resolution between the City of Wheat Ridge and Renewal Wheat Ridge for the sharing of sales tax revenues. Art explained the need for a Cooperation Agreement between the Authority and the City to pass sales tax revenues from the Hacienda activity to the URA for distribution annually. Art told the board that the item will be presented to the City Council on March 12.

It was motioned by Davis and seconded Pettit by to adopt Resolution 05-2018. Unanimous

Resolution 03-2018. Designation of the City Hall Lobby at the official public notice location and the WR Transcript as the official newspaper of general circulation. Art provided background information on the need to designate an official posting location.

It was motioned by Pettit and seconded by Hood to adopt Resolution 03-2018. Unanimous

Kipling Village ODP and SDP. Finding that a rezone does not conflict with the I70/Kipling Corridors Urban Renewal Plan. Art detailed that the owners of the Kipling Village apartments desire to convert two areas along Kipling from Commercial to Residential. Art explained that the retail is not a good site and has been tough to get quality tenants. He recommended that the Board find that it does not conflict with the plan.

A consensus was provided finding that the Kipling Village ODP and SDP does not conflict with the I70 Kipling Corridors URA Plan.

Approval of 2017 Annual Report. Art mentioned that Hoffmann found a typo in the report which will be corrected. Davis had some comments on the document that were confusing. Art said this does not need to get done tonight and can be continued to a future date.

Other

Hoffmann is working with the Colorado Municipal League (CML) and Colorado Counties, Inc. (CCI) the Assessor's office on some clean up language to the assessor resource library.

Art informed the Board on progress of the 27th Letter and the survey that will be distributed to the community.

Art presented a resolution to approve the 2017 Annual Report. The board had some additional comments that were not included in this version. Art reported the report does not need to be approved at the February 6 meeting and can always be presented and approved at a future meeting. This will be continued at a future meeting.

The meeting was adjourned at 7:44 pm.



Tim Rogers, Chair



Steve Art, Executive Director