

MINUTES
WHEAT RIDGE URBAN RENEWAL AUTHORITY
April 7, 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 29th Avenue, Wheat Ridge, Colorado.

2. ROLL CALL OF MEMBERS

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

Authority Members Absent: Becky Bye
Janet Leo

Also attending: Patrick Goff, Deputy City Manager
Corey Hoffmann, WRURA Attorney
Ann Lazzeri, Recording Secretary

3. APPROVAL OF MINUTES – March 3, 2009

It was moved by Walt Pettit and seconded by James Bahrenburg to approve the minutes of March 3, 2009 as presented. The motion passed 5-0.

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. Metro Food Bank Proposal

The Greater Metro Resource Center, aka Metro Food Bank, has expressed interest in applying for temporary use of property owned by WRURA located on the

southeast corner of 44th and Wadsworth. The use would involve the sale of donated and consignment automobiles.

Following discussion of the matter, a consensus was reached that the proposed use is not consistent with the goals and objectives of WRURA.

B. URA Strategic Planning Proposal

Leland Consulting Group submitted a proposal to assist WRURA with design and preparation of processes and materials for use in context of the Authority's operating procedures and investment solicitations.

The proposed services were discussed and prioritized in order of importance to the Authority. It was decided to proceed with (1) *Meeting Materials* and (2) *Project Participation Criteria/Economic Incentive Policy*. The *Meeting Materials* service provides for Leland Consulting to facilitate two separate workshops with city leaders, WRURA and other stakeholders to solicit input regarding improvements and financial return objectives in the city core and specific urban renewal areas as well as identification of tools and resources necessary to advance WRURA goals. *Project Participation Criteria* services would facilitate discussion regarding meritorious project criteria to be presented in the context of an incentive policy document that would streamline public participation discussions. Since these two services may overlap in some areas, the price could be negotiated.

It was moved by Larry Schulz and seconded by Tom Radigan to authorize Patrick Goff to accept two pieces of the proposal (*Meeting Materials* and *Project Participation Criteria/Economic Incentive Policy*) and negotiate the cost. The motion carried 5-0.

C. Resolution 03-2009, Adopting Third Modification to 38th Avenue Corridor Redevelopment Plan

Staff received direction at the last meeting to draft a resolution recommending that City Council suspend the TIF for the Cornerstone development project. This item will be considered for approval by City Council at its April 27, 2009 meeting.

It was moved by Walt Pettit, seconded by Tom Radigan and James Bahrenberg to approve Resolution No. 3, Series of 2009, a resolution adopting the third modification to the 38th Avenue Corridor Redevelopment Plan to suspend the TIF for the Cornerstone project property. The motion carried 5-0.

D. Quiet Title Action at 44th and Wadsworth - Update

Patrick Goff announced that a court order has granted WRURA fee simple title to a sliver of property at the 44th and Wadsworth redevelopment location.

7. OTHER MATTERS

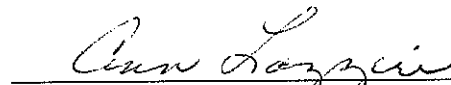
Patrick Goff distributed a tentative schedule for I-70/Kipling Corridor Urban Renewal Plan meetings. The first meeting of the public process portion of the Plan will be held on April 15th, 6:30 p.m., at the Wheat Ridge Recreation Center. All property owners in the area have been invited to this meeting. There was consensus to videotape this meeting to be streamed on the City's website.

There was further consensus to amend the meeting schedule in order to give more time to consider public feedback between meetings.

8. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.


Rick Adams, Chair


Ann Lazzeri, Recording Secretary