

MINUTES
WHEAT RIDGE URBAN RENEWAL AUTHORITY
June 16, 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
Becky Bye
Janet Leo
Walt Pettit
Tom Radigan
Larry Schulz

Also attending: Patrick Goff, Executive Director
Corey Hoffmann, WRURA Attorney
Kathy Field, Administrative Assistant

3. APPROVAL OF MINUTES – May 5, 2009

It was moved by Walt Pettit and seconded by James Bahrenberg to approve the minutes of May 5, 2009 as presented. The motion passed 6-1 with 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. 44th and Wadsworth Easement Status

Corey Hoffmann stated that it is apparent the access easement between the First Bank property and the Gemini property came together as one to extinguish the easement.

Some questions were raised during discussion; therefore it was moved by **Larry Schulz and seconded by James Bahrenberg to order and review title work for the Gemini property. The motion carried 7-0.**

B. WZ-09-03/Sach (RV America) Zone Change Request

The city received a request for a zone change from Commercial-One and Commercial-One with use conditions to Planned Commercial Development and approval of an Outline Development Plan for 11808 W. 44th Avenue. The requested zone change to Planned Commercial Development would allow for a variety of commercial uses on the entire property.

The Authority found that the proposed use is not in conformance with the West 44th Avenue and Ward Road Redevelopment Plan. The current Plan recommends that the land use for the subject property should be Community Commercial on the northern portion and Residential on the southern portion.

The Authority also found that, due to the proposed I-70 access ramp relocation, the nature of the area will change making commercial uses on the subject property a more viable option. In addition, more specific redevelopment information may show that a mix of uses on the subject property could be found in compliance with the current West 44th Avenue and Ward Road Redevelopment Plan.

It was moved by Janet Leo and seconded by James Bahrenberg that the Wheat Ridge Urban Renewal Authority finds the proposed use is not in conformance with the West 44th Avenue and Ward Road Redevelopment Plan; however, due to the proposed I-70 access ramp relocation, the nature of the area will change making commercial uses on the subject property a more viable option. Further, more specific redevelopment information may show that a mix of uses on the subject property could be found in compliance with the current West 44th Avenue and Ward Road Redevelopment Plan. The motion carried 7-0.

C. Corporate Identity Package Proposal

Patrick Goff reviewed the agreement to provide a corporate identity package for the Authority.

D. Acquisition of 7300 W. 44th Avenue – CDBG Funding

Patrick Goff introduced this matter. City Council approved a resolution on June 8, 2009 to approve allocation of the City's 2007 Community Development Block Grant (CDBG) jurisdictional allocation and also some Jefferson County Economic Development funds for acquisition of this property. The property owner is still willing to sell. The property was appraised in June of 2008. An

appraisal update has been commissioned and is projected to be complete by the end of next week. Negotiations will begin once the appraisal update is received.

E. 3718 Ames Street – Property Disposition Discussion

Patrick Goff invited discussion on disposition of the Ames Street property. A consensus was reached to sell the property. Patrick Goff was directed to contact the party who had previously expressed an interest in purchasing the property.

F. I-70/Kipling Corridors URA Plan Tentative Schedule

Patrick Goff presented the following new tentative schedule for meetings concerning the I-70/Kipling Corridors Urban Renewal Plan.

July 7	Original blight findings and draft urban renewal plan presented to WRURA
July 20	Study session with City Council
August 6	Planning Commission hearing
August 10	Final public hearing before City Council

Mr. Goff stated that there were no strong negatives expressed at the stakeholder meeting.

7. OTHER MATTERS

- Patrick Goff stated that quotes have been received to repair the fencing around the 44th and Wadsworth property. It would cost about \$1000 to repair it and about \$1700 to remove the fence. He has given direction for the fence to be removed.
- Patrick Goff distributed a letter from a realtor interested in purchasing properties for development purposes in the area from Youngfield Street east to Van Gordon and 42nd Avenue north to 44th Avenue.

8. ADJOURNMENT

The meeting was adjourned at 7:41 p.m. The next meeting will be July 7, 2009.


Rick Adams, Chair


Ann Lazzeri, Recording Secretary