

MINUTES
WHEAT RIDGE URBAN RENEWAL AUTHORITY
September 15, 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
Larry Schulz

Authority Members Absent: Tom Radigan

Also attending: Patrick Goff, Executive Director
Corey Hoffmann, WRURA Attorney
Ken Johnstone, Community Development
Director
Ryan Stachelski, Economic Development
Director
Anne Ricker, Leland Consulting
Hilarie Portell, Portell Works
Ann Lazzeri, Recording Secretary

3. APPROVAL OF MINUTES – July 7, 2009

It was moved by Walt Pettit and seconded by James Bahrenburg to approve the minutes of July 7, 2009 as presented. The motion passed unanimously.

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

A. I-70/Kipling Corridor Urban Renewal Plan

Patrick Goff distributed copies of the recently adopted I-70/Kipling Corridor Urban Renewal Plan to Authority members.

B. Newly Acquired Property

Mr. Goff informed the Authority that sale was completed for the gas station property in the 44th and Wadsworth area. The property will be transferred to the city in order for WRURA to complete an architectural inventory of the building and provide a complete copy of the Phase I environmental study to the County in order to be reimbursed by HUD. When these issues are settled, the city will then return the property to WRURA. Rick Adams commented that even though this property has a few problems, it is advantageous to have the property within WRURA's inventory.

C. Colorado Municipal League

Mr. Goff informed the Authority that CML is conducting meetings with Urban Renewal Authorities around the state concerning potential legislation in 2010 that may amend the Urban Renewal law and impact the use of Tax Increment Financing.

6. NEW BUSINESS

A. Strategic Planning and Corporate Identity Workshop Anne Ricker – Leland Consulting Hilarie Portell – Portell Works

Anne Ricker and Hilarie Portell conducted their first session with WRURA and members of city staff to lay out expectations, initial interviews and general discussion in regard to a strategic planning process and a corporate identity package for WRURA.

Comments from Authority members included:

- Retain cultural flavor of Wheat Ridge.
- New development should flow into what already exists.
- Engage the community in processes.
- Be proactive rather than reactive, create sustainable places and raise development standards.
- Raise the image of Wheat Ridge both to citizens and visitors.
- Focus on development that has least impact on residential properties.
- Make developers aware that Wheat Ridge "is open for business."

- Be sensitive to environmental issues and aesthetics of surrounding areas.
- Promote projects that have a public benefit.

Discussion items will be researched and incorporated for the next strategic planning workshop to be conducted on October 20, 2009. The joint meeting originally scheduled with City Council for September 19, 2009 will be rescheduled.

7. EXECUTIVE SESSION

It was moved by Walt Pettit and seconded by Janet Leo to enter into executive session to consider the purchase, acquisition, lease, transfer or sale of real, personal or other property pursuant to C.R.S. Section 24-6-402(4)(a). The motion carried 6-0.

A motion was made to convene an executive session at 7:51 p.m. The motion passed unanimously.

The executive session was adjourned at 8:03

Those attending the executive session were:

Rick Adams, WRURA
James Bahrenburg, WRURA
Becky Bye, WRURA
Janet Leo, WRURA
Walt Pettit, WRURA
Larry Schulz, WRURA
Patrick Goff, Executive Director
Corey Hoffmann, WRURA Attorney
Ann Lazzeri, Recording Secretary

The regular meeting was reconvened at 8:04 p.m.

It was moved by Larry Schulz and seconded by James Bahrenburg to direct the Executive Director of WRURA to list the Ames property with Loretta Swankel for a period of ninety days, basically for the price range set forth in her proposal and to do so forthwith; and further direct the Executive Director to arrange for clean-up of the property, both interior and exterior. The motion carried 6-0.


8. OTHER MATTERS

There were no other items to come before the Authority.

9. ADJOURNMENT

It was moved by Walt Pettit and seconded by James Bahrenburg to adjourn the meeting at 8:05 p.m. The motion passed unanimously.


Rick Adams, Chair


Ann Lazzeri, Recording Secretary