

**MINUTES**  
**WHEAT RIDGE URBAN RENEWAL AUTHORITY**  
**March 2, 2010**

**1. Call the Meeting to Order**

The meeting of the Wheat Ridge Urban Renewal Authority was called to order by Chair Adams at 6:02 p.m. in the council chambers of the Municipal Building, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**2. Roll Call of Members**

Authority Members Present: Rick Adams  
James Bahrenburg  
Becky Bye  
Janet Leo  
Tom Radigan  
Larry Schulz

Authority Members Absent: Walt Pettit

Also attending: Patrick Goff, Executive Director  
Corey Hoffmann, WRURA Attorney  
Anne Ricker, Leland Consultants  
Ann Lazzeri, Recording Secretary

**3. Approval of Minutes – None**

**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. Staff Updates**

- Patrick Goff presented an update on the year-end budget.
- Authority members reviewed an informational piece designed by Hilarie Portell regarding project at 44<sup>th</sup> and Wadsworth. Patrick Goff will send copies to Authority members via e-mail. Any changes or suggestions should be directed to Mr. Goff.

**6. Anne Ricker, Leland Consulting**

**A. URA Processes and Materials** – Anne Ricker distributed copies of a draft urban renewal process manual that includes business plans, Renewal Wheat Ridge philosophy, goals, role in community development and economic development, measures of success, strategic alliances, criteria for selecting catalyst areas, information needed to prepare vision and objectives and project participation criteria. Also included were suggested forms for funding requests, confidential statement of financial capability, request for proposals, and a reference check questionnaire.

**B. Sub-Area Market Studies**

Ms. Ricker asked for direction about the market study areas she should address.

I-70 south to Kipling and 44<sup>th</sup> Avenue  
I-70 north on Kipling  
38<sup>th</sup> Avenue and Kipling  
38<sup>th</sup> Avenue Corridor

There was consensus that market studies should be performed within the urban renewal boundaries.

Ms. Ricker will incorporate suggestions and bring another draft back to the next meeting.

**7. Other Matters**

**Review of Request for Special Use Permit**

The Community Development Department received a request for a Special Use Permit Request for a major automotive and diesel testing business in the 44<sup>th</sup> and Ward Urban Renewal Area. It is necessary for the Authority to review the request in reference to its compliance with the urban renewal area.

Following review by the Authority, **it was moved by Larry Schulz and seconded by James Bahrenburg that the Authority finds the proposed use is NOT consistent with the 44<sup>th</sup> and Ward Urban Renewal Plan. The motion passed 5-1 with Tom Radigan voting no.**