

**MINUTES
RENEWAL WHEAT RIDGE
June 5, 2012**

1. GENERAL

1.1 Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Vice-Chair Pettit at 6:00 p.m. in the Council Chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado, on June 5, 2012.

1.2 Roll Call of Members

Board Members Present: Jim Bahrenberg
 Kristi Davis
 Jesse Hill
 Janet Leo
 Walt Pettit

Board Members Absent: Rick Adams
 Tom Radigan

Also Attending: Steve Art, Economic Development/
 Urban Renewal Manager
 Corey Hoffmann, RWR Attorney
 Mollie Hanson, Live Well Wheat Ridge
 Ted Hyde, Live Well Wheat Ridge
 Susan Motica, Wheat Ridge Resident
 Shannon Spurlock , Denver Urban Gardens
 Ann Lazzeri, Recording Secretary

1.3 Approval of Amended Agenda

It was moved by Jesse Hill and seconded by Jim Bahrenberg to approve the amended agenda. Motion carried 5-0.

1.4 Approval of Minutes – May 1, 2012

It was moved by Jim Bahrenberg and seconded by Janet Leo and to approve the minutes of May 1, 2012 as written. Motion passed 4-0 with Jesse Hill abstaining.

1.5 Public Forum - (This is the time for any person to speak on any subject not appearing on the agenda.)

The following individuals expressed appreciation to Renewal Wheat Ridge and Wazee Partners on the design of the Wheat Ridge Town Center North senior citizen apartment complex that includes community garden space as well as pedestrian circulation and connectivity to businesses that will encourage a healthy life style for residents.

Mollie Hanson, Live Well Wheat Ridge Coordinator
Ted Hyde, Live Well Wheat Ridge Planning Consultant
Susan Motica, Wheat Ridge Resident
Shannon Spurlock, Denver Urban Gardens

2. ACTION ITEMS

2.1 Loan with The City of Wheat Ridge for Town Center North

Steve Art presented this item concerning an interest free loan agreement in the amount of \$350,000 with Renewal Wheat Ridge for infrastructure work on Town Center North.

It was moved by Jim Bahrenberg and seconded by Kristi Davis to adopt Resolution 07-2012 authorizing the Executive Director of Renewal Wheat Ridge to enter into an interest-free loan agreement with the City of Wheat Ridge in the amount of \$350,000 for infrastructure relating to Town Center North - Phases I, II and III. Motion carried 5-0.

2.2 Notice to Proceed – Installation of Sanitary Sewer Line in Town Center North

Steve Art reviewed the staff report for this item.

It was moved by Kristi Davis and seconded by Jim Bahrenberg to authorize the Chairman of Wheat Ridge Urban Renewal Authority to execute a Notice to Proceed with Weston Solutions for installation of a sanitary sewer line in Town Center North. Motion carried 5-0.

2.3 Sanitation Improvement District Agreement

Steve Art reviewed the staff report for this item.

It was moved by Janet Leo and seconded by Jim Bahrenberg to adopt a resolution authorizing the execution of an application and agreement for extension of sewer mains between Renewal Wheat Ridge and Wheat Ridge Sanitation District for the Town Center North project. Motion carried 5-0.

2.4 SUP-12-04/Chase Bank ATM

The Community Development Department received a request for a Special Use Permit for construction of a Chase Bank drive-up ATM kiosk in the parking lot of the existing Ridge shopping center at 38th and Sheridan. An SUP is required because it does not meet zoning requirements for the area. Renewal Wheat Ridge is charged with determining whether the application meets goals of the urban renewal area.

Following discussion by the Board, **it was moved by Janet Leo and seconded by Jim Bahrenberg that Renewal Wheat Ridge finds the application (SUP-12-04) does not conform to the pedestrian friendly goals of the Wheat Ridge Urban Renewal Plan. Motion carried 4-0 with Jesse Hill voting no.**

2.5 Amendment to Purchase and Sales Agreement with Wazee Partners

The broker fees for David Hicks and Lampert were under-estimated at the May 1, 2012 meeting.

The amendment will clarify the language to read as follows: *The Authority represents to Wazee Partners that the Authority has entered into a Listing Broker Commission Agreement with David, Hicks & Lampert with respect to the Property providing for payment of \$27,900.00 to the Broker at Closing. The Authority shall pay half of said fee (\$13,950.00) and Wazee Partners shall pay the remaining half of said fee (\$13,950.00) at closing.*

It was moved by Janet Leo and seconded by Kristi Davis to approve the first amendment to the Purchase Agreement between Wazee Partners, LLC and Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge. Motion carried 5-0.

3. INFORMATIONAL/OTHER MATTERS

3.1 Other Items

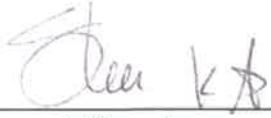
Steve Art reported that when he attended ICSC in Las Vegas two weeks ago, there was some interest expressed in Lot One of the Town Center North project as well as the property at 38th and Wadsworth.

4. ADJOURNMENT

It was moved by Jim Bahrenberg and seconded by Janet Leo to adjourn the meeting at 7:00 p.m. Motion carried 5-0.



Walt Pettit, Vice Chair



Ann Lazzeri, Secretary
STEVE APO, URA MANAGER