

**MINUTES
RENEWAL WHEAT RIDGE
AUGUST 6, 2013**

1. GENERAL

1.1 Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Davis at 6:04 p.m. in the Lobby Conference Room of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

1.2 Roll Call of Members

Board Members Present:	Janet Leo James Bahrenburg Jesse Hill Kristi Davis Walt Pettit
Board Members Absent:	Loretta DiTirro Shane Nicolson
Also Attending:	Steve Art, Economic Development/ Urban Renewal Manager Corey Hoffmann – URA Counsel Anne Ricker - Ricker/Cunningham

1.3 Approval of Minutes

It was moved by Bahrenberg and seconded Leo by to approve the minutes of July 2, 2013 as presented. The motion carried 4-0.

1.4 Public Forum:

There were no members of the public present to speak

1. ACTION ITEMS

- 2.1 Town Center North – Lot 1 - Review of Purchase and Sales Agreement for Lot 1 of TCN with The Durban Group.

Art and Hoffmann presented the board with the draft PSA and staff memo regarding the sale of Lot 1 to The Durban Group. Art gave background on the process to date but

added that Durban may want the detention pond because it may assist the purchaser in meeting their landscaping requirements. Hill was concerned about this and would like the purchase to include the detention pond, at no additional cost. Bahrenberg asked if the Vohaska funds could be used in the purchase. Art responded that it probably is not the best use of those funds.

It was motioned by Hill to amend the resolution with the addition that the detention pond could part of the agreement at no charge. Leo asked what the advantages/disadvantages on having Durban own the pond. Pros- Hoffmann responded that it takes the URA totally out of the TCN development. Cons – in the future it may be a developable lot and the URA has lost any opportunity. Bahrenberg desired to see it not part of the deal. Leo also wanted to know how much landscaping would be required. Art did not have an answer. Leo questioned why they would want it, but felt this may lead to less landscaping on Lot 1 as a part of the entire lot. The motion died with no second

Bahrenberg motioned and Leo seconded by to approve Resolution 06-2013 authorizing the execution of a purchase and sales agreement between RWR and the Durban Group for Lot 1 of the Town Center North project. The motion was carried 3-1.

2.2 WCP-13-02/Wheat Ridge Corners

Art presented a concept plan for a development at the southwest corner of 38th and Wadsworth, the Wheat Ridge Corners'. RWR discussed the concept plan.

It was motioned by Leo and seconded by Bahrenberg that the WCP-13-02 does not conflict with the Wadsworth Corridor Redevelopment Plan. The motioned was carried 4-0.

2. Urban Renewal 101

Presentation by Steve Art, Corey Hoffmann and Anne Ricker a URA 101 to the members present. Hoffmann spoke about the powers of the Authority to implement the plan that is approved by City Council. He addressed the future action that may be taken by the State Legislature on URA's across the state. He spoke that URA should remove blight, which may lead to Economic Development; not the reverse.

Davis spoke about public outcry of loss of revenue to taxing entities. Hoffmann addressed that blight removal increases property taxes in adjoining properties. Ricker spoke about Belmar and how that project improved all the adjoining properties. Ricker also spoke about the cost to maintain a lighted property. It's probably more than the cost lost when a blighted area is improved.

The group spoke about incentives and what happens when a business moves 'internally'. Hoffmann and Ricker addressed it from the blight end and the economics of a deal.

The group continued to receive information on taxing, formation, other projects, and other URA information to assist RWR in making future decisions.

3. Informational Items

None

4. Other Matters

None

5. Adjournment

The meeting was adjourned by Chair Davis at 8:00 p.m.



Kristi Davis, Chair



Steve Art, URA Manager