

**MINUTES
RENEWAL WHEAT RIDGE
November 19, 2013**

1. GENERAL

1.1 Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Davis at 6:05 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: James Bahrenburg
 Kristi Davis
 Shane Nicolson
 Walt Pettit

Board Members Absent: Jesse Hill
 Janet Reno

Also Attending: Steve Art, Economic Development/
 Urban Renewal Manager
 Corey Hoffmann – URA Counsel
 Greg Moran – MVG
 John Reinsma – MVG
 Nick Kaetaff - MVG
 John Rankin - MVG

1.3 Approval of Minutes

It was moved by Nicolson and seconded Bahrenberg by to approve the minutes of October 15, 2013 as presented. The motion carried 4 -0.

1.4 Public Forum:

There were no members of the public present to speak

INFORMATIONAL ITEMS

- 2.1 Development of the southwest corner of 38th and Kipling. Greg Moran of MVG Development, and his team, spoke to the board about a potential development at 38th and Kipling and the potential request for TIF.

They specialize in smaller retail development and have been working with City staff on the development of the site at 38 and Kipling, about a 7 acre development. He mentioned that at some point they will be asking RWR for some type of financial assistance, which may include TIF.

Bahrenberg asked if Starbucks could be in the market site. Moran reported that is not in the plans.

Moran spoke about the preliminary layout of the site. Reinsma spoke about the parcel at the most western edge and the talks to bring in a senior housing developer by Morningstar. Davis asked if the Wazee Phase II site would be appropriate for development. Reinsma reported they looked at the site, but the Kipling site is better with demographics and other factors. Moran also spoke that the west side of the project does not lend itself well to retail, but they are exploring all the options. Reinsma said that a senior development are a great job creator and economic development enhancement.

Petit asked if there was any contamination on the site, Moran reported the phase I reports show no underground contamination, but there is asbestos in the building.

Art said there would most likely be a December meeting to approve a TIF proposal with MVG. MVG has a timeframe to open the market in January 2015.

ACTION ITEMS

3.1 2014 Budget Approval: Art and Hoffmann presented the budget. A public hearing was held. No comments from the public on the 2014 budget.

It was motioned by Bahrenberg and seconded by Pettit to approve the 2014 budgets for the Urban Renewal Authority. Motion passed 4-0.

3.2 Staff presented a request for adoption of a resolution to provide authorization to apply for EPA Brownfield Clean-Up Grant relating to 7690 W. 38th Avenue and 3790 Yukon Court.

It was motioned by Nicolson and seconded by Pettit to approve the 2014 budgets for the Urban Renewal Authority. Motion passed 4-0.

3.3 Staff and Hoffmann presented a Second Amendment to a Purchase Agreement with Wazee Partners providing authorization to execute agreement to allow for a March 1, 2014 application for CHFA funding for Phase II

It was motioned by Petti and seconded by Nicolson to approve the 2014 budgets for the Urban Renewal Authority. Motion passed 4-0.

Discussion Item

Town Center North development update – Art updated the group on the development and the desire of the Executive Director to begin marketing of the parcel in case CHFA funding is not received by Wazee for Phase II.

Other Matters

- 5.1 Funding priorities for 38th Avenue Corridor funds – Art took input into ideas for utilization of the new 38th Avenue corridor funds.
- 5.2 Brownfields Clean Up Assessment Grant – Art provided board with update on the property purchased at 38th and Yukon Court in relation to clean up and development activities.

Art to add to future agenda about proposed legislation.

Adjournment

The meeting was adjourned by Chair Davis at 7:11 p.m.


Walt Pettit, Vice-Chair


Steve Art, URA Manager