

**MINUTES  
RENEWAL WHEAT RIDGE  
September 15, 2015**

**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 Council Chambers of the Municipal Building, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado.

**1.2 Roll Call of Members**

Board Members Present:           James Bahrenburg  
  Tim Rogers  
  Kristi Davis  
  Janet Leo

Board Members Absent:           Jesse Hill  
  Shane Nicolson  
  Walt Pettit

Also Attending:                    Corey Hoffmann – Legal Counsel  
  Steve Art - Staff

**1.3 Approval of Minutes**

It was moved by Bahrenberg seconded by Leo to approve the minutes of September 1, 2015. The motion carried 4-0.

**1.4 Public Forum:**

No public comment. Davis made a reflection on the meeting. She appreciates all the work of the URA and the volunteers in the city. She read a story titled “The Wooden Bowl”.

**2 Presentations: None**

**3 Action Items**

**3.1** Resolution 07-2015 opposition of Question 300, the proposed amendment to the City of Wheat Ridge home rule charter regarding urban renewal and urging its defeat. Hoffmann provided information on the drafting of the resolution. He attempted to incorporate the language which was forwarded to him by the Board. Not included was language from Board member Hill wanting some items deleted. Based on Board direction, Hoffmann did not include those in the language of the resolution. It was motioned Leo and seconded by Bahrenberg to adopt the resolution. Vote 4-0.

Questions were posed about how to utilize this resolution. Because no other resolutions adopted by the board are posted on the website, therefore this resolution cannot be posted. Board may elect to take action in December to post items on the City’s website.

**3.2** Resolution 08-2015 adopting Amendment #3 to a contract with Terracon for remediation services relating to the property at 7690 W. 38<sup>th</sup> Avenue and 3790 Yukon Court in an amount not to exceed \$39,204.95. Art provided the Board with a background of the project and the need for the amendment. This amendment should last approximately 3-5 years. The monitoring will still occur after the sale of the property. Rogers asked about a letter from CDPHE and how it affects the sales of the property. Rogers was also concerned about the sales price of the land. Davis asked about the use of the property and its correlation to the contaminants. Hoffmann reminded the Board there are land restrictions based upon the development. Hoffmann spoke to the remediation plan. Rogers asked if we are promoting our projects and their costs. It was motioned by Bahrenberg and seconded by Rogers to adopt the resolution. Vote 4-0.

#### **4. Other Matters**

##### **4.1**

Art updated the board on the progress of the WestEnd 38 project that was presented at the September 1 meeting. Art provided the board a packet of materials pertaining to the proposed development. Davis requested the Board get the Proforma at least a week in advance so they may review it. Hoffmann confirmed this can be done.

Art told the board they will be presented with a draft budget at the next meeting. He informed the board that the budget must be presented to the board by October 15 of each year and then adopted by December 31 of that same year. Hoffmann recommended asking for adoption in November, in case there were any changes required, that could be done and approved in early December.

Art asked the board if they received the Strategic Plan report from Downtown Colorado Inc. He asked about the board's wishes for the next step. A plan will be developed that will coincide with the 2016 budget.

Davis asked about the status of the streetlight at Vance and 44<sup>th</sup>. Art provided an update. Staff is waiting for the ROW agreement with Jerry Roach. Davis would like to see the light go in ASAP.

Rogers asked about rumors he has heard about TIF use. He heard there was TIF used on the Gold's Center at 26<sup>th</sup> and Kipling and at the Clear Creek Crossing Project. Art spoke about each of those and said no TIF are used on those projects although the Clear Creek Crossing Project is most likely to use TIF.

Bahrenberg asked about the use of the last lot at Kipling Ridge. Art spoke about the Taco Bueno. Rogers asked if we can steer the user on the site. Art and Hoffmann responded that we cannot dictate the user, but we can recommend.

#### **Adjournment**

The meeting was adjourned at 6:56 pm by a unanimous vote.

---

**Kristi Davis, Chair**

---

**Steve Art, URA Manager**