

**MINUTES  
RENEWAL WHEAT RIDGE  
December 1, 2015**

**1. GENERAL**

**1.1 Call the Meeting to Order**

The meeting of Renewal Wheat Ridge was called to order by Chair Rogers 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  
  Jesse Hill  
  Walt Pettit  
  Janet Leo  
  Shane Nicolson

Board Members Absent:           Kristi Davis

Also Attending:                    Corey Hoffmann – Legal Counsel  
  Steve Art – Staff  
  Patrick Goff – Executive Director  
  Tyler Downs – West End 38  
  Chris Downs – West End 38  
  Kristen Cypher – C+B Design

**1.3 Approval of Minutes**

It was moved by Pettit and seconded by Leo to approve the minutes of October 20, 2015. The motion carried 5-0.

**1.4 Public Forum: None**

**2 Presentations:**

Kristen Cypher of C+B Design, a subcontractor for Britina Design Group provided information on the next steps for the development of 38<sup>th</sup> Avenue along The Ridge at 38. Ms. Cypher spoke about the project and the outcomes anticipated of her surveys. She spoke about the desire to get to a recommended solution to the issues about 38<sup>th</sup> Avenue.

She outlined the timeline for the project scope from September of 2015 to May of 2016. She is talking to stakeholders throughout the community to move forward. She spoke about Public Input Stations around town. The public meetings were outlined as well as the Facebook page created to garner feedback.

She asked at the core:

1. What do you think will help create a positive, moving forward result for 38th.
2. Are there any groups, people or methods I should consider that will help me better understand WR Community values?
3. How can we honor the heritage and core values of Wheat Ridge in the new plan?

Hill wanted to make sure there was a level playing field when giving options for design. Cypher agreed. He wants to assure all the information is available for the citizens and the impacts of businesses that may occur.

Pettit wanted to make sure the city's civic organizations are interviewed. He mentioned a few of those which Cypher took notes. Rogers said the faith based community should be listened to. Cypher said that WR is a 'word of mouth community'.

She asked about core values: Rogers said there is a strong connection to the small town values without losing our identity. A pioneer and agrarian community. Nicolson said he envisions our downtown akin to the small pioneer towns across the plains. Hill said we are a community with character. Rogers said he has heard from people who want to shop locally. Bahrenberg said that he hears people don't want to have a lot of money spent on 38<sup>th</sup> for the improvements. He thinks people want to be fiscally responsible. Hill said there needs to be a return on investment. Bahrenberg spoke about the resentment when 38<sup>th</sup> was done between Sheridan and Harlan. He said money is a big factor.

Leo said that people she speaks to say that we should focus on other city problems instead of 38<sup>th</sup> Avenue. There are areas that need repair, not just 38<sup>th</sup>.

Cypher wants to circle back with RWR. She wants to touch base and make sure were on the right track. Rogers thanked Cypher and everyone involved on the project.

### **3 Action Items:**

Resolution 14-2015; a resolution making a finding of acceptance and forwarding of the West End 38 Urban Renewal Plan and Conditions Survey to City Council.

Art and Hoffmann spoke to the Board about the new proposed West End 38 Urban Renewal Plan. They spoke of the boundaries of the plan and the need for the new Plan area. Art explained the property was part of the Town Center Project area and the TIF had already been utilized on that plan area and therefore could not be used again in the Town Center Project. The new West End 38 will enable new TIF for the West End 38 project.

Hill asked about the blighting factors of crime. Why is it so high? Art said it was because of vandalism to the empty building.

Hoffmann reminded the board that only one blighting conditions is required to adopt this plan.

Rogers asked about when the plan ends and the revenues go back to the taxing entities. Hoffmann said the plan never ends, but there is a 25 year TIF clock. Hoffmann said the Council will not only consider this plan, but will consider a resolution to amend the Town Center Project to remove this property. After all the obligations are met by the Authority, the monies go back to the taxing agency. But after this project's debt services is met, there may be other blighting factors in the plan area that could be utilized. There may also activities outside of the plan area that are linked to this plan area which affect the West End project. Rogers asked that if the West End Project affected another property outside of this area, could TIF revenue be used. Hoffmann said that it perhaps it could be, if the finding is that the West End project directly affected this property.

Rogers asked about the use of funds for administrative purposes. Hoffmann said that statute allows the use of the special fund to perform administrative duties.

Rogers wanted to know if ballot question 300 affects this plan. Hoffmann did not know at this time.

Hill asked about the contaminated properties that affect this property. Art mentioned the Bradley Gas Station. Rogers said he found in the conditions report the other two are the Edgewater Typewriter, the Pioneer Pharmacy.

Hill asked if RWR could sunset plans. Hoffmann said that RWR could not stop the plan, only the Council can do so.

It was motioned by Hill and seconded by Nicolson to adopt resolution 14-2015. It carried unanimously - 6-0

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

At the request of member Hill, Art updated the board on his conversation with the County Administrator regarding notification of other taxing entities. The County does not let the other taxing entities know when they receive a TIF request. Hoffmann pointed out this is the issue that is of point with CCI and CML. The taxing entities want more input and information on TIF projects. This led to discussion of how the Board proceeds makes decisions in the future.

Rogers asked if we should discuss Ballot Question 300. Hoffmann said that at this time there is nothing to do, but he anticipates something from the developer and then the URA will have a report. Hoffmann said that RWR has an agreement with the developer and ballot question 300 attempts to affect that agreement, then RWR may be, along with the city, be part of the action. This is only speculation.

Leo asked when would the developer do so? Hoffmann reported there is no timeframe.

Rogers asked if a calendar could be created and sent to the Board. Art agreed to do so.

**Adjournment**

The Board adjourned the meeting at 7:35 pm.

 1-19-12  
Tim Rogers, Chair

  
Steve Art, URA Manager