

**MINUTES
RENEWAL WHEAT RIDGE
JUNE 6, 2017**

1. GENERAL

1.1 Call the Meeting to Order

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

1.2 Roll Call of Members

Board Members Present: James Bahrenburg
 Tim Rogers
 Walt Pettit
 Kristi Davis
 Jesse Hill
 Shane Nicolson

Board Members Absent:

 Kelly Brooks

Also Attending: Corey Hoffmann – Legal Counsel
 Steve Art – Executive Director
 Will Damrath – Regency Centers

1.0 Approval of Minutes

It was moved by and seconded by to approve the minutes of May 2, 2017. The motion carried unanimously.

1.4 Public Forum:

None

2.0 Presentations

None

3.0 Action Items

3.1 Resolutions 11-2017 and Resolution 12-2017- Hacienda Colorado Redevelopment Agreement and City of Wheat Ridge Cooperation Agreement.

Art spoke to the board regarding the proposed redevelopment agreement for the construction of a Hacienda Colorado restaurant. The location is in the Applewood Shopping Center on the site of

the closed Wells Fargo Drive-thru. Art told the board that the Redevelopment Agreement would provide \$1,015,000 to the project. This would be broken down as a \$100,000 initial contribution and then a TIF for the remainder of the activity until such time as the agreed upon amount is achieved. The project would utilize 100% of the property tax and 50% of the sales tax for a period of 8-years.

Art informed RWR that the current Redevelopment Agreement is in substantial compliance and that a few minor edits still need to be made to the agreement. Art and Hoffmann agreed that if any changes are made that are considered substantial, then the Agreement will be brought back to RWR for re-ratification.

Art also spoke to RWR about the need for a Cooperation Agreement with the City of Wheat Ridge, wherein the City would pledge to pass onto the URA special account 1.5 percent of the sales tax collected for the restaurant. This sales tax is a portion of the obligation that will be made with the approval of the Redevelopment Agreement. Art told the Board that the Cooperation Agreement will be presented to City Council on June 12.

At the previous RWR meeting, Board Chair Rogers asked for additional information on the availability to provide adequate parking for this new restaurant as well as the additional restaurants and retail in the direct area. Art asked Damrath to provide an update on his research. Damrath spoke to the board about his review of the parking situation and that a new restaurant user will not impact the parking. With the new layout of parking and access points, the parking ratio is about 7.6 to every 1,000 sq. ft. of shop space.

It was motioned by and seconded by to adopt Resolution 11-2017 a Redevelopment Agreement with Hacienda Colorado. Motioned passed 6-0.

It was motioned by and seconded by to adopt Resolution 12-2017 a Cooperation Agreement with the City of Wheat Ridge. Motioned passed 6-0.

3.2 Resolution 13-2017 Services Agreement with 27th Letter Media – Art and Rogers provided the RWR Board about its desire to contract with a PR/marketing firm to provide guidance on how to promote Urban Renewal and the successes of the Authority.

After months of searching and interviewing, Art, Rogers and City Public Information Officer Sara Spaulding interviewed three Denver area based firms about providing the services. All three agreed that utilizing the services of 27th Letter Media would be a good fit for the Authority.

Rogers reported ...

It was motioned by and seconded by to adopt Resolution 13-2017 a Services Agreement with 27th Letter Media. Motioned passed 6-0.

WZ-16-07 Clear Creek Crossing – Art gave a presentation on the development of the Clear Creek Crossing project and the request by the developer for approval of zone changes from Planned Commercial Development to Planned Mixed Use Development and the associated documents. Art asked the board to make a finding of non-conflict with the I70/Kipling Corridors Urban Renewal Plan.

It was motioned by and seconded by to make a recommendation to the Community Development Department that case WZ-16-07 does not conflict with the I70/Kipling Corridor Urban Renewal Plan. Passed 6-0.

4.0 Other Items

The meeting was adjourned at 7:58 pm.



Tim Rogers, Chair



Steve Art, Executive Director

