

**MINUTES
RENEWAL WHEAT RIDGE
SEPTEMBER 17, 2019**

1. GENERAL

Call the Meeting to Order

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

Roll Call of Members

Board Members Present: Kristi Davis
 Shane Nicolson
 James Bahrenberg
 Val Nosler Beck
 Marcia Hughes

Board Members Absent: Walt Pettit

Also Attending: Steve Art – Executive Director
 Hillary Graham – Legal Counsel
 Andrew Radcliff – Golds Center

Item 1

New Board Member Marcia Hughes was introduced to the Board.

Art asked the Board to remove item 3.5 from the agenda due to continued negotiations on the Cooperation Agreement. The Board agreed.

Art requested the Board adjourn into Executive Session at the beginning of the meeting. It was motioned by and seconded by to adjourn into Executive Session. To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e). It was motioned by Nicholson and seconded by Hughes to enter into Executive Session. Unanimous.

Approval of Minutes

The minutes of the June 18, 2019 were motioned for approval by Bahrenberg and seconded by Nicholson. Unanimous

The Board meeting reconvened at 6:45 pm.

Public Forum – Vivian Vos spoke about electric car stations. She wanted to know the relationship between fossil burning cars versus renewable and how this works with the power grid. Nicholson responded there are many aspects of how the solar power is provided. Hughes stated that Xcel has a matrix they use.

Presentations –

Gold’s Market - Art provided background on the status of the Golds Center at 26th and Kipling. Art detailed the current owners request from the City and URA for participation in funding public improvements to the entire site that would include a new parking lot, curbing, gutters, and sidewalks, a monument sign and landscaping improvements. Art introduced Andrew Ratcliff.

Adam Ratcliff is under contract to purchase the Gold’s Market. Colorado Native and focused on reuse retail projects. In 2015 he started a company called Outpost to make positive changes in communities. He made a presentation to the Board on the proposed redevelopment of the site. Revitalization, not demolition is his desire. He wants to bring a neighborhood vision to the site. He said the site is a naked center, with no landscaping, curb cuts, improvements. No sense of place at this asset. He envisions a site that people visit and can shop at many different retailers and services... a new destination. The site is a gateway to Wheat Ridge. For 4 ½ years, nothing has been done to the center; deferred maintenance. This deferred maintenance costs a lot of dollars. These costs make it difficult to have a return to investors. Due to the age of center and the number of items needed to make this property vibrant, assistance is required. Ratcliff is making the presentation in regards to a future request to use redevelopment funds to assist in the improvements to the center.

Beck asked if the redevelopment would include the current tenants. Radcliff says he is working with current tenants and desires for them all to stay and become more successful.

The owner of Cosmos Dog Bakery spoke and said he is excited about this redevelopment and has been pleased with his conversations with Ratcliff. He is excited knowing the business can stay at their current location.

Bahrenberg asked how many current tenants are present. There are 8 tenants with a 60% vacancy rate. Ratcliff has letters of interest in current tenants to stay and improve.

Art asked for a consensus to move forward with a Redevelopment Agreement. The Board provided consensus.

Budget 2020 – Art presented the 2020 budget to the board. No formal action is required of the Board at this time, only acceptance of the budget prior to October 31st. At a future date, the Board will be asked to approve the 2020 budget.

Action Items

Resolution 13-2019 – Supplemental Budget Appropriation. Art presented a request for a supplemental budget appropriation to cover additional revenues realized in the 2019 budget in terms of additional property tax for the 38th Avenue plan that was generated and for interest earned in the same account.

A public hearing was opened. Vivian Vos asked how this money will be received. Art responded that it's just an accounting adjustment.

It was motioned by Bahrenberg and seconded by Nicholson to approve the resolution.
Unanimous

Resolution 14-2019 – Adoption of Annual Report. Art presented the Annual RWR Report detailing the accomplishments in 2018 by RWR. This is the 5th year of the report that will be posted online.

Davis said we need to celebrate our successes and went over the list from the Fund Narrative.

It was motioned by Nicholson and seconded by Bahrneberg to approve the resolution.
Unanimous

WSP-19-06 & WA19-03 – Kipling Ridge Lot 2 – Art presented information on the development at Kipling Ridge. Lot two where a new 5,000 sq. ft. building will be constructed. No tenants were announced for the building. Art as the board to make a finding of non-conflict with the I-70/Kipling Corridors URA Plan.

A consensus was provided that the case WSP-19-06 and WA 19-03 did not conflict with the I-70/Kipling Corridors URA Plan.

WZ-19-04 – Clear Creek Crossing – Art made a presentation on the request by the developers at Clear Creek Crossing for approval of a Specific Development Plan (SDP) for a retail and restaurant district in the development. Art asked the Board to make a finding of non-conflict with the I-70/Kipling Corridor URA Plan.

A consensus was provided that the case WZ-19-04 did not conflict with the I-70/Kipling Corridors URA Plan.

~~Resolution 19-15 – Adoption of a Cooperation Agreement between RWR at the Ward Station Metropolitan District~~

Other Matters

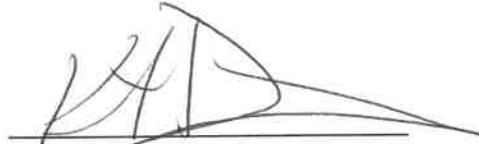
Board and Staff Updates – Art provided updates on various RWR projects

Davis brought up the subject of electric vehicles and their implications. Art will send an email to developers about the potential to put in a charging station.

Executive Session

Moved to Item 1. The Executive Session convened at 6:10 pm and adjourned at 6:42 pm.

Adjournment – the meeting adjourned at 7:50 pm



Kristi Davis, Chair



Steve Art, Executive Director