

**MINUTES
RENEWAL WHEAT RIDGE
NOVEMBER 19, 2019**

1. GENERAL

Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Davis at 6:02 p.m. in the Council Chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

Roll Call of Members

Board Members Present: Shane Nicolson
 James Bahrenberg
 Val Nosler Beck
 Marcia Hughes
 Walt Pettit

Board Members Absent:

Also Attending: Steve Art – Executive Director
 Corey Hoffman – Legal Counsel
 Adam Radcliffe
 John Anstey
 Caitlin Quander

Approval of Minutes

The minutes of the September October 1, 2019 were motioned for approval by Hughes and seconded by Bahrenberg. Unanimous.

1. Presentations

None

2. Action Items

Resolution 17-2019 – Adoption of the 2020 budget for the Wheat Ridge Urban Renewal Authority. Art presented the 2020 budget to the board and detailed the revenue and expense categories for each fund.

It was motioned for approval by Bahrenberg and seconded by Nicholson. Unanimous.

3.2 Resolution 18-2019 – Adoption of a resolution approving the officers for the 2020 calendar year for Renewal Wheat Ridge. Art informed the Board of the termination of the office by current Chair Davis due to her term limit on City Council Board. Art told the Board that Vice-Chair Pettit had agreed to fulfil the term of President the remainder of the calendar year 2019. Art told the board he sent out a notification to the current Board asking if anyone desired to become the vice-chair for the remainder of the year. Member Nicholson agreed to fill the term. No other responses were received.

It was motioned for approval by Hughes and seconded by Bahrenberg. Unanimous.

3.3 Resolution 19-2019 – Adoption of a Redevelopment Agreement between Renewal Wheat Ridge and Gold's Marketplace LLC a Colorado limited liability corporation. Art reminded the Board of the presentation made by Adam Radcliffe the new owner of the Gold's Center and that the Board had provided consensus to move forward with a request for financing of the redevelopment.

Art spoke about the redevelopment and invited Radcliffe to join him in comments. Art presented the 'ask' for the development and how the funds would be recognized and how the anticipated 'draws' on the account would occur.

Hughes, Nicholson and Nosler Beck spoke about how great this project will be to the area. Hughes asked about a timeline. Radcliffe thought it would be done by the third quarter of 2020.

Caitin Quander spoke about the project and commented that staff and legal counsel are great and make negotiations easy and fair.

Hughes asked about environmental hazards. Radcliffe did a Phase I and a survey and there is some asbestos and that will be remediated.

It was motioned for approval by Hughes and seconded by Nicholson. Unanimous.

3.4 Resolution 20-2019 – Approving a 7th Amendment to a services agreement with Terracon, Inc. Art spoke to the Board about the history and remediation of the RWR owned property at 38th and Yukon Court and how RWR anticipates receiving a No Further Action Determination Letter from the Colorado Department of Public Health and Environment (CDPHE). Art explained that some additional monitoring and testing needs to be done and at this time, all the funds have been expended through amendment #6 and that an amendment #7 is needed to bring the project to a hopeful finish.

John Antsey from Terracon spoke about the final sampling and reports that need to be filed to receive the No Action Determination (NAD) Letter. He briefly spoke of tax credits and the steps that the developer will need to do to get the NAD. He spoke about a

Hughes asked about the future of fully cleaning up the contaminated water. Antsey said that over time it can be cleaned, but this will take time.

Nosler Beck asked about the use of the property. Art said it will be a retail building, potentially a restaurant.

Nicholson said more cleanup could not be done without removing the source material. Antsey said there are many ways to clean the site and the BOS100 did its job and were currently just 'polishing' the site. Nicholson said he was very comfortable with the cleanup and the drop in levels. Hoffmann mentioned this is a prime mission of the Urban Renewal Authority; to clean sites.

Hughes wants to be assured the levels are dropping and this will be the last amendment. Art mentioned that you can never be fully assured of a NAD, until you have seen it. Hughes asked that the NAD be sent to the entire Board when available.

It was motioned for approval by Nicholson and seconded by Hughes. Unanimous.

3.5 Resolution 21-2019 – Adopting a Supplemental Budget Appropriation to funds 120 and 122. Art explained that a supplemental budget appropriation is needed to balance the books near year end. He detailed the items which need to be amended.

It was motioned for approval by Nicholson and seconded by Nosler Beck. Unanimous.

3. Other Matters

4.1 Board and Staff Update:

Art updated on the TRAX Project

Nosler Beck thanked Pettit and Nicholson for agreeing to be the Chair

Adjournment – the meeting adjourned at 6:52 pm

Walt Pettit, Chair

Steve Art, Executive Director

vapor mitigation system that will be needed upon construction and that the groundwater could not be used on the site.

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