

**MINUTES
RENEWAL WHEAT RIDGE
FEBRUARY 18, 2020**

1. GENERAL

Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Pettit at 6:01 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
 Christopher Bird
 Walt Pettit
 Janece Hoppe

Board Members Absent: Marcia Hughes
 Celeste Tanner

Also Attending: Steve Art – Executive Director
 Hillary Graham – Legal Counsel

Approval of Minutes

The minutes of the January 7, 2020 were motioned for approval by Hoppe and seconded by Nicholson. Unanimous with the changes as recommended by Hughes.

Public Forum

None

Agenda

1. Presentations

Art asked member Berg to introduce himself to the board

1. Art spoke briefly regarding a request for a Reimbursement Agreement between the Wheat Ridge Urban Renewal Authority and Colorado Plus/Liquid Artworks. Art explained that Colorado Plus wishes to expand into a new outdoor patio area as well as extensive improvements to the interior. Art then introduced Eugene and Jai Khang the owner of Colorado Plus who more detailed the improvements and the need for the funding.

Khang reported that he opened 8 years ago and it's time to refresh the concept of the restaurant which would include a new patio area seating 80 patrons and improve the curb appeal. These will be in stride with everything else going on along 38th Avenue.

An addition like this will make the staff happier and willing to stay working longer. The reason for the needed funds are the high cost of construction. The first bid is for over \$150,000 and they want to bring about \$100,000 as private equity. Khang reports it's a huge expense. ADA accessibility and the City's desire for a concrete patio makes costs high. He estimates he can increase business by about 10% with the improvements. Business is down over the past few years and the new look is needed. Competition is heavy. He wants to recapture the market.

Khang will also have interior improvements to design a whole new interior. Due to costs, they may have to do the improvements in phases. Khang believes the exterior is the most important aspect of the development.

Hoppe said a fresh look is needed. She thinks the plans presented are good and very modern. She appreciates they are looking at moving forward.

Nicholson thinks the upstairs is highly underutilized. Any plans for the second floor? Khang said they did spend about \$50,000 a few years ago to upgrade the second floor. In the future they would like to make it more like a cocktail area, a speakeasy type venue. They try and promote the second floor.

Khang explained that staffing is his greatest expense and keeping cooks is tough. It's hard to meet labor goals.

Bahrenberg asked if any of the plan costs are driven by the City? Khang said Yes, especially in the concrete area for the west side patio.

Pettit asked about the barrier on the west side along the patio. Khang is thinking of a rod iron or some type of metal fencing. It would be a large cost saving.

Hoppe asked if the sidewalks were driven by the City> Khang reported YES

Chair Pettit asked for a consensus vote on providing for URA legal counsel to move forward with the draft of a Reimbursement Agreement. Hoppe brought forward a consensus vote. Unanimous.

2. Art spoke briefly regarding a request for a Reimbursement Agreement between the Wheat Ridge Urban Renewal Authority and Confession Brewery. Art then introduced Victoria Olheiser and Thomas d'Aquin the owners of Confessions who detailed the improvements being sought and the need for the funding.

D'Aquin said he has lived in Wheat Ridge for the past five years and wishes to bring people to the community. To pave a new destination for downtown. They will offer a full bar and kitchen with a nose to tail concept for the kitchen. Utilizing the whole animal. They will also have a

brewery and only distribute for marketing purposes only. They want to be an upscale facility but still welcome the family. They would like to open later into the evening. They estimate revenues of \$1.5 to \$1.7 in the first year. \$500-600 thousand in wages in the first year. D'Aquin spoke of the landscaping plans and the City's desire for a brick retaining wall on the west side of the building. The patio will be the largest patio in Wheat Ridge.

Victoria spoke about the patio area and the building and that it's at the edge of downtown Wheat Ridge. She said that streetscaping is very important and this is the gateway to the 38th Avenue corridor. The building they purchased is the introduction to the community. She mentioned that as an Executive Chef, d'Aquin will bring a family meal concept to the district. This building is where 38th Avenue merges to one lane in each direction and a great aspect to the site, with a patio, fire pit, bike parking, et al. They want to light the exterior and make it an attraction to the corridor. She spoke of the native grasses along the patio area.

Art asked about private equity they are bringing to the project. D'Aquin said they purchased the building for \$568,000 spent \$130,000 in pre design and concept and plan to spend another \$400,000 in equity to the project. They also have a lot of brew equipment to purchase to purchase. Victoria said there really is no money left for development but desires to know what Wheat Ridge wants. They have an approved SBA Loan, 100% funded.

Bird asked about the parking lot and bike rack which accommodates about 200 people and a restaurant that will seat over 300. What will this impact be on the neighborhood? D'Aquin says they have agreements with neighboring facilities to use the parking and they will have a lot of walk up guests.

Bahrenberg is they have any other facilities. D'Aquin spoke about his past ventures and his current farm he started a few years ago.

Hoppe asked about experience. He worked on Harvest Food Truck. Hoppe asked his brewing experience. He has very little and has hired a brewer. She asked about 900 barrels brewed per year. How many will be exported. He says not more than 400 barrels. They will self-distribute. \$1.5-1.7 yearly included all offsite and onsite activities. Should be no problem with liquor license. No start projection date, perhaps August. Hoppe asked if they could open with interior work without the RWR funds. D'Aquin said they could, and the RWR funds will be used for the new parking area and the retaining wall.

Graham asked about the funding request of \$120,000 and the staff report of \$30,000

Chair Pettit asked for a consensus vote on providing for URA legal counsel to move forward with the draft of a Reimbursement Agreement. A consensus motion was made by Hoppe for a maximum contribution of \$50,000. Unanimous.

Bahrenberg asked about the over utilization of beer facilities along 38th. Graham said each application for a liquor license must prove their need.

2. Action Items

Resolution 05-2020 – Supplemental budget adjustment and appropriation to the 2019 year end financials. Art presented the need to have a budget adjustment to help close the 2019 books for the URA.

Pettit opened the public hearing. No comment were received. Pettit closed the public hearing

It was motioned by Bahrenberg and seconded by Nicholson to adopt Resolution 05-2020. Graham clarified the motion does not need to include the public hearing. It was amended. Unanimous

06-2020 – Funding for upkeep of Pop-up Cafes on 38th Avenue. Art explained the history of the Pop Up Cafes and their relationship to the health of 38th Avenue. Art explained that each business owner has signed an agreement to care for the café's, but during the first four years of existence, none was done. In 2019, RWR did the refinishing work and the café's look much better for the care. Art explained that if not for RWR, the care, which should be done by an agreement each business or property owner has with the City for care, will not be done. Art told the Board that use of funds for such an improvement is part of the Revenue Resources Guide and is an appropriate expenditure.

It was motioned by Nichlson and seconded by Hoppe to adopt Resolution 06-2020. Unanimous

Case No. WSP-20-01 – Gold's Center Site Plan – Consensus vote requested. Art provide background on the Gold's center improvements and reminded the Board that it has committed over \$1.5MM to the improvements on the site. Art explained to the Board regarding their consent that the Site Plan does NOT conflict with the I70/Kipling Corridors URA Plan.

Chair Pettit asked for a consensus vote on providing for the Executive Director to report back to the Community Development Department that the Gold's Center site plan does not conflict with the I70/Kipling Corridors URA Plan. It was unanimous it does not conflict.

Art provide updates on all plan areas

Adjournment – the meeting adjourned at 7:23 pm



Walt Pettit, Chair



Steve Art, Executive Director