

**MINUTES  
RENEWAL WHEAT RIDGE  
October 20, 2020**

**1. GENERAL**

**Call the Meeting to Order**

The meeting of Renewal Wheat Ridge was called to order by Chair Pettit at 6:00 p.m. via Zoom Meetings.

**Roll Call of Members**

Virtual Board Members Present:     Shane Nicolson  
  Christopher Bird  
  Walt Pettit  
  Marcia Hughes  
  Celeste Tanner  
  Janece Hoppe

Board Members Absent:  
Kristi Davis

Staff   Steve Art  
  Corey Hoffmann –Legal Counsel

**AMENDED AGENDA**

Art asked for approval of an amended agenda to include item 3.5

It was motioned by Nicolson and seconded by Hughes to allow amended agenda. Unanimous.

**Approval of Minutes**

The minutes of the August 18, 2020 were motioned for approval by Hoppe and seconded by Tanner . Unanimous.

Art reported that community member Vos found an error in the June 16 meeting minutes. That error has been corrected.

**Public Forum**

None

**Agenda**

**1. Presentations**

**Mestizo** – Ryan Piec and Ian Hunt the owners of Mestizo, a new concept to be located at the corner of 38<sup>th</sup> and Pierce presented a request to RWR for a grant up to \$20,000. Art provided an introduction and background on the property and handed it over to Piec who made a formal presentation. Piec provided his professional background and spoke of his years of experience in the brewing industry. He is a WR resident. After viewing the market, he realized there was not a true WR Brewery. The brewpub model “World Class Beers, Alma Latina” will have a Latina flare to it. It is proposed to be a fast casual facility. Latin American inspired street food. They will use eat in and take out model. They think this model will attract a new kind of clientele.

Piec reported his SBA loan changed in nature during COVID and they withdrew from using the SBA loan. Funding will come from their private equity and angel investors.

For the site, a curb cut will be eliminated on 38<sup>th</sup>, the exterior will be redone, a new ADA restroom facility will be added, new concrete will create a new look for Wheat Ridge. He introduced his entire team.

They have purchased a food truck that will be permanently on site during construction to start the cash flow. Thereafter, they will use the food truck as part of the brewpub. They hope to open in March 2021.

Hoppe had a few questions. She asked about the \$250k deficit in funding. Where is the other \$250k coming from and what is the property owner investing. As part of the \$250k is a renegotiation of their lease and a \$75k upfront and 6 months rent abatement. \$100,000 has come in from other investors of which \$50k arrived this afternoon. They are working with WRBD for the Façade Grant. They have about \$175k accounted for and are working on the remainder. Outside investment will cover the remainder.

Hoppe asked about the food truck. Where are funds for the build out of the food truck will come from. Piec reported the food truck is ready to go and all fees are paid. Piec thinks that corner is a great place and they will be successful.

Tanner asked if the food truck will be ‘on site’ all the time, or will it go around the neighborhood. With what they submitted to the City of Wheat Ridge, the truck becomes a part of the restaurant and permanent, but during construction it may move around but mostly at the corner of 38<sup>th</sup> and Pierce. She asked about term of lease: 10 years.

Art explained that any grant funding would not be awarded until such time as the facility receives its condition of occupancy from the City of Wheat Ridge. At such time, the full amount of the Grant Agreement would be paid. Art detailed the funding available if this was approved

Hoppe asked and a consensus was provided by the Board to move forward with the drafting of a Grant Agreement with Mestizo to be presented at a future Board meeting.

## **2. Action Items**

**3.1 Resolution 14-2020.** Art gave a background on the proposed new patio at Right Coast Pizza and provided information on the previous Board presentation. Art detailed the funding available if this were approved. Art then turned over the presentation to Mark Escow, the owner of Right Coast Pizza.

Escow shared a PowerPoint and showed his financial picture and the cost estimates to do the improvements. The cost is over \$65,000. He showed a slide that COVID has really affected his business. April was very bad but things are picking up. Sales are down around 32 percent, but improving to around 25 percent. He worries that in winter, sales will go down even more. With the reduction in seating, the numbers are really down.

He wants to increase his capacity and outdoor seating will help. He thinks this patio could be done by the Spring 2021. He showed the concept which includes an ADA restroom.

Hoppe mentioned the improvements are at 65k and about 10k more for architecture. Which is 10k in private investment. Hoppe asked if this is not done until the Spring, does he think he can make it until then? Escow said the answer is yes. They have not laid off any employees and are confident they can make it through the winter.

Tanner commended Escow on being able to sustain during COVID. She asked how many employees they have. Escow reported they have 10 employees, but did not hire any summer help. Tanner asked about sales during the winter. Do sales go up or down during winter. Escow said they normally stay level and they build up to Christmas and then decline over the following months, until May.

Hoppe thinks a three-season patio will be a great addition and we need to support our locally owned business community.

It was motioned by Hoppe and seconded by Nicolson to adopt Resolution 14-2020. Unanimous.

**3.2 Resolution 16-2020 2021 Budget** – Art presented the 2021 budget to the Board and went over each Plan Area revenues and expenses for 2021.

Tanner asked about the update with the Assessor. No update provided from Assessor.

Hoppe asked about the COVID improvements. Do they need to be permanent? Hoffmann responded that we would be taking some risks in doing such. It has to do with the elimination of blight. Would this stop business closing which is the elimination of blight. It's a risk.

Hoppe thinks the 44<sup>th</sup> Avenue Subarea plan was eliminated by Council but Hoppe appreciates the use of funds

It was motioned by Tanner and seconded by Hughes to adopt Resolution 16-2020. Unanimous.

**3.3 – Resolution 15-2020 Annual Report 2019** – Art presented the Annual Report and informed the Board of the previous presentation and that changes had been made through comments made by Commissioner Tanner.

It was motioned by Nicolson and seconded by Hughes to adopt Resolution 15-2020. Unanimous.

**3.4 – Resolution 17-2020 Officers 2021** – Art presented the slate for officers for 2021 to have Chair Pettit continue and Vice Chair Nicolson continue. Both have agreed. Art mentioned an email was sent to all members asking if anyone else was interested in the positions. No response was received.

It was motioned by Hughes and seconded by Bird to adopt Resolution 17-2020. Unanimous.

**3.5 – Resolution 18-2020 Ricker Cunningham – ADDED ITEM** – Art asked the Board for an extension of the contract for Ricker Cunningham for an additional \$30,000. Art explained the type of work which Ricker performs.

Tanner asked about the source of funds. Art said they are budgeted

It was motioned by Hughes and seconded by Nicolson to adopt Resolution 18-2020. Unanimous.

#### **Staff/Board Reports**

Art provided an update on RWR activities.

Hoppe reported the 44<sup>th</sup> Avenue plan was eliminated. In order to be conservative a larger reserve is being requested by Council. The 44<sup>th</sup> plan is on a wish list. Hoppe reported that sales tax revenues are helping the City. She also reported that the Wadsworth widening will be phased in two phases. Pettit asked about a timeframe for a bid. She thinks it's within the next few weeks but we need to ask DRCOG for extension of bid time.

Hughes appreciates what steps we have done to help small business.

Hoffmann said all briefs have been filed in the Aurora case. Due in next couple of weeks. Will go to hearing in early 2021. Should have implications in our Assessors proceedings.

Art updated the Board on a proposed new owner of the Confessions Brewery building.

**Adjournment** – the meeting adjourned at 7:30 PM.

  
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**Walt Pettit, Chair**

  
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**Steve Art, Executive Director**