

MINUTES
WHEAT RIDGE URBAN RENEWAL AUTHORITY
November 3, 2009

1. CALL THE MEETING TO ORDER

The meeting of the Wheat Ridge Urban Renewal Authority was called to order by Chair Adams at 6:00 p.m. in the council chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

2. ROLL CALL OF MEMBERS

Authority Members Present: Rick Adams
James Bahrenburg
Janet Leo
Walt Pettit
Larry Schulz

Authority Members Absent: Becky Bye
Tom Radigan

Also attending: Patrick Goff, Executive Director
Corey Hoffmann, WRURA Attorney
Ken Johnstone, Community Development
Director
Ryan Stachelski, Economic Development
Director
Anne Ricker, Leland Consulting
Hilarie Portell, Portell Works
Denise Balkas, Wheat Ridge 2020
Ann Lazzeri, Recording Secretary

3. APPROVAL OF MINUTES – October 20, 2009

It was moved by Walt Pettit and seconded by James Bahrenburg to approve the minutes of October 20, 2009 as presented. The motion passed 3-0 with Janet Leo and Larry Schulz abstaining.

4. PUBLIC FORUM (This is the time for any person to speak on any subject not appearing on the agenda.)

There was no one present to address the Authority.

5. **STAFF UPDATES**

There were no staff updates.

6. **Strategic Planning and Corporate Identity Workshop – Anne Ricker, Leland Consulting**

Anne Ricker conducted a strategic planning work session. (A copy of the workshop agenda is attached and made a part of the record.)

Ken Johnstone provided copies of a portion of the newly adopted Comprehensive Plan to Authority members and discussed some aspects of the Plan that relate to urban renewal.

Denise Balkas addressed the Authority. She stated that one of the strategic areas for the Wheat Ridge 2020 Board is revitalization of 38th Avenue between Sheridan and Wadsworth. WR2020 has received a matching grant from the State of Colorado to conduct a submarket survey of the area. A consultant's team visit is planned for December 2 and 3 which will include a number of focus groups. She encouraged WRURA members to participate.

Ms. Ricker stated that she could provide a packet of information including a market analysis, maps showing property ownership with overlay showing site utilization, preliminary program based on market potential in relation to TIF, possible strategic partnerships, and tools to use in barriers to investment. She stated the cost would not exceed \$5,000 for each area.

Ms. Ricker will incorporate suggestions received during this meeting and incorporate them for discussion at the next workshop.

Hilarie Portell invited discussion regarding the development of a name and logo for the Authority. Based on suggestions received, she will present options for the Authority to consider at its next meeting.

There was a consensus to ask Anne Ricker to bring a proposal to the Authority regarding the amount of data that would be gathered for certain urban renewal areas, specifically Kipling (52nd to 44th and maybe 44th to 35th) and 38th Avenue.

7. **Resolution No. 7-2009** – A resolution approving a Master Development Agreement with Weston Solutions in connection with a proposed redevelopment project in the City of Wheat Ridge.

Corey Hoffmann presented a revised copy of the Master Development Agreement with Weston Solutions.

It was moved by Walt Pettit and seconded by Janet Leo to approve Resolution No. 7-2009, a resolution approving a Master Development Agreement with Weston Solutions in connection with a proposed redevelopment project in the City of Wheat Ridge. The motion carried 5-0.

8. Other Matters

There were no other matters to come before the Authority.

9. Adjournment

The meeting was adjourned at 8:47 p.m.


Rick Adams, Chair


Ann Lazzeri, Recording Secretary