

MINUTES
WHEAT RIDGE URBAN RENEWAL AUTHORITY
January 19, 2010

1. Call the Meeting to Order

The meeting of the Wheat Ridge Urban Renewal Authority was called to order by Chair Adams at 6:05 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
Becky Bye
Janet Leo
Walt Pettit
Tom Radigan
Larry Schulz

Also attending: Patrick Goff, Executive Director
Corey Hoffmann, WRURA Attorney
Ryan Stachelski, Economic Development
Director
Steve Blarr, Weston Solutions
John Glabach, Weston Solutions
Lindsay Delecki, Weston Solutions
Hilarie Portell, Portell Works
Laura Mathey, Graphic Designer
Anne Ricker, Leland Consultants
Ann Lazzeri, Recording Secretary

3. Approval of Minutes – December 1, 2009

It was moved by Larry Schulz and seconded by Janet Leo to approve the minutes of December 1, 2009. The motion passed with Becky Bye and Rick Adams 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. 44th and Wadsworth Redevelopment Project Update - Weston Solutions

Steve Blarr of Weston Solutions presented a master plan concept for the 44th and Wadsworth property. They have been involved in favorable discussions with Jefferson County regarding the possibility of a county building on the property as phase one of development. Phase two could be developed once phase one is underway. Phase two development would probably include some retail and other uses to be determined according to market needs. Weston is presently talking to possible phase two users.

Possible financing scenarios for development, including infrastructure costs, were discussed.

An executive session would be held later in the meeting to decide whether or not Weston Solutions should be given direction to make an offer to the County and, if so, what the land sale price should be.

7. Corporate Identity Project – Hilarie Portell and Laura Mathey

After reviewing Laura Mathey's final graphic design options, Authority members made a final decision regarding a new logo. Ms. Mathey will design letterhead using the new logo.

8. Subarea Market Studies – Leland Consultants, Anne Ricker

Ms. Ricker conducted a brief strategic planning work session. She distributed preliminary results from the 38th and Wadsworth exercise conducted on December 2-3, 2009. A final report will be complete at the end of this month. She also distributed a draft TIF funding request form for the Authority's review and comments. She is also working on an incentive policy for public/private partnerships. She was also given direction to develop a mission statement. She reviewed the other material she will deliver to the Authority and will come back at a later date for further discussions on these.

9. Establish by Resolution a Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meeting Law

It was moved by Walt Pettit and seconded by James Bahrenburg and Larry Schulz to approve Resolution No. 01-2010, a resolution establishing a designated public place for the posting of meeting notices as required by the Colorado Open Meetings Law. The motion passed unanimously.