

MINUTES
RENEWAL WHEAT RIDGE
April 20, 2010

1. Call the Meeting to Order

The meeting of Renewal Wheat Ridge 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
Becky Bye
Janet Leo
Walt Pettit
Tom Radigan
Larry Schulz

Also attending: Patrick Goff, Executive Director
Corey Hoffmann, WRURA Attorney
Steve Blarr, Weston Solutions
John Reisma, Weston Solutions
Lindsay Delecki, Weston Solutions
Ann Lazzeri, Recording Secretary

3. Approval of Minutes – Minutes of March 2, 2010 will be considered at the next meeting.

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

There were no members of the public present.

5. 44th and Wadsworth Project Update – Weston Solutions

Steve Blarr presented an update on the 44th and Wadsworth project and invited questions from RWR members. He reviewed the project history and initial concept for the site which was dense mixed use development. Weston concluded that this concept would not work financially. He presented four financial scenarios for the project. Negotiations are still taking place with Jefferson County regarding the construction of a County service center on the site as phase one of the project. The County has signed a letter of intent. Weston will be meeting with County representatives around May 10 to discuss details of the big issues

involved in the project, hopefully resolve those issues and arrive at a final agreement and a signed contract with the County.

6. Sub-Area Market Studies – Anne Ricker, Leland Consulting

This matter will be rescheduled for a future meeting.

7. Staff Updates

- Mr. Goff distributed copies of the letter of intent signed by Jefferson County for review. **It was moved by Janet Leo and seconded by Walt Pettit to authorize execution of the letter of intent on behalf of Renewal Wheat Ridge. The motion carried unanimously.**
- Mr. Goff presented an update on Community Development Block Grants. RWR has approximately \$1.2 million in allocations from 2007-2010. The 2007 allocation in the amount of approximately \$70,000 must be spent by the end of May, 2010. The money could possibly be used for clean-up of the transmission shop at 44th and Upham. The State would pay for 90% of clean-up costs. Silco would pay the remaining 10%. He checked out the possibility of using the CDBG funds to remove the building and canopy. Because a bid process is involved, a request has been made to the County to extend the deadline for spending the money. Other possibilities for the funds are also being investigated.

Mr. Goff has also learned that only 30% of allocated CDBG funds may be used for blight removal. Remaining funds must be used for CDBG national objectives. Further, the City has appealed a HUD decision that requires Davis Bacon wages to be paid if CDBG funds are used on multi-family development in the 44th and Wadsworth project. Potential phase two developers have indicated to Weston that the HUD requirement would kill the deal with them. HUD's regional director replied that this decision would not be reversed. A decision must be made whether or not to appeal this decision at a higher level.

- Mr. Goff reported that Anne Ricker with Leland Consulting presented her incentive policy to City Council. The Council was receptive. Staff will review the policy further and present it again to Council. This will be brought back to Renewal Wheat Ridge at a later date.
- A request has been received from Starkey Labs to use the vacant property at 44th and Wadsworth to set up their Listening Lab for one day on May 14, 2010. There was consensus to approve this use as long as Starkey Labs provides a certificate of insurance.