

MINUTES
RENEWAL WHEAT RIDGE
February 6, 2024

1. GENERAL

Call the Meeting to Order

The meeting of Renewal Wheat Ridge was called to order by Chair Pettit at 6:02 p.m.

Roll Call of Members

Board Members Present:

Walt Pettit
Janeece Hoppe
Julie Stern
Marcia Hughes
Celeste Tanner

Absent: Christopher Bird
Shane Nicolson

Guests:

Staff: Steve Art – Executive Director
Corey Hoffmann –Legal Counsel

1.2 Approval of Minutes – January 16, 2024 - Motioned by Stern and seconded by Hoppe. Two errors will be corrected. Time ending time and Hughes not at meeting. Unanimous.

1.3 Public Comment - None

Presentations

2.1 None

Action Items

3.1 Resolution 04-2024 – A request for a second amendment to a Reimbursement agreement was presented to the Board by Art. The request is made due to unforeseen cost over runs on the Tabor Lake Apartment project. The proponents made a presentation at the January 16, 2024 meeting asking for additional assistance. At that meeting, the board provided consensus to move forward with the draft of an agreement asking for an additional \$150,000 toward the activity. This would be paid as \$100,000 immediately and another \$50,000 before December 31, 2025.

Stuart Sloat the property owner was present and took questions. Tanner asked about the tap fee issue. There is a meeting set for the following week on this issue. Tanner asked about leasing.

There are currently 18% tenanted and its slowly leasing up. Tanner asked about rates, are they staying the same. They have adjusted somewhat due to market conditions.

Hoppe commented we needed this type of product in Wheat Ridge. We are putting dollars into rooftops, which she felt was awesome and removed a massive piece of blight.

It was motioned by Hughes and seconded by Hoppe to adopt Resolution 04-2024. Unanimous.

3.2 Resolution 05-2024 – Tabled to next meeting

It was motioned by Hughes and seconded by Hoppe to adopt Resolution 04-2024. Unanimous.

3.3 Resolution 06-2024 – Art outlined the activity that will move traffic more efficiently and safely on Vance Street to the Safeway, Big Lots and FirstBank.

It was motioned by Tanner and seconded by Stern to adopt Resolution 06-2024. Unanimous.

Staff Updates

Art provided updates on the two new proposed plan areas, status of existing Reimbursement Agreements, Bond Activity, and other RWR activities. Tanner spoke about a session that she and Art attended in Arvada with Congresswoman Petersen.

Hughes asked about the removed item 3.2. Hoffmann responded on HB15-1348 and the need for the agreements.

Hoffmann commented on the Aurora case and that the Supreme Court of CO found in favor of the Assessor of the County. A memo to the Board will follow in a few days. Tanner asked if this ruling will cause smaller plan area formations. Hoffmann thought that was correct. Art asked if it may be better to delay the plan due to the calculation of property tax assessment by the Assessor. The Board had a conversation on the topic and Hoffmann commented on all the aspects. Hoppe spoke about the facilities need of the City and those conversations have started.

Art to speak to Goff and EPS about the ramifications of delaying the project and schedule a future meeting with the Board.

4.2 . The board paused the meeting and entered into Executive Session. Executive Session to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations and instruct negotiators regarding Colorado Plus pursuant to C.R.S § 24-6-402(4)(e).

It was motioned by Hoppe and seconded by Tanner to move into Executive Session. Unanimous.

Adjournment – The Executive meeting adjourned at PM and the regular meeting adjourned at PM.

Next meeting TBD


Walt Pettit, Chair


Steve Art, Executive Director