



Commerce City

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Commerce City, CO 80022
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Meeting Minutes - Draft Urban Renewal Authority

Monday, February 10, 2014

6:00 PM

Council Chambers

AMENDED 02/07/2014

1. Call To Order/Roll Call

A regular meeting of the Commerce City Urban Renewal Authority was called to order by Chairman Ford on February 10, 2014, at 6:00 PM.

Present: 8 - Crystal Elliott, Jim Benson, Sean Ford, Steven J. Douglas, Rick A. Teter, Andrew Amador, René Bullock and Jadie Carson

Absent: 1 - Jason McEldowney

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Approval of Minutes

**Min URA
2014-01**

Meeting Minutes of May 21, 2012

A motion was made by Vice-Chairman Bullock, seconded by Board Member Teter, to allow Board Member Amador to abstain from voting on the minutes of May 21, 2012, because he was not a seated member of the Authority and to allow Chairman Ford to abstain from voting on the minutes because of his excused absence.

VOICE VOTE: 6 aye, 2 abstain (Amador, Ford)

A motion was made by Vice-Chairman Bullock, seconded by Board Member Teter, that the minutes be approved. VOTE:

Aye: 6 - Board Member Elliott, Board Member Benson, Board Member Douglas, Board Member Teter, Vice Chair Bullock and Board Member Carson

Abstained: 2 - President Ford and Board Member Amador

**Min URA
2014-02**

Minutes of July 16, 2012

A motion was made by Vice-Chairman Bullock, seconded by Board Member Teter, to allow Board Member Amador to abstain from voting on the minutes of July 16, 2012, because he was not a seated member of the Authority and to allow Chairman Ford to abstain from voting on the minutes because of his excused absence.

VOICE VOTE: 6 aye, 2 abstain (Amador, Ford)

A motion was made by Vice-Chairman Bullock, seconded by Board Member

Teter, that the minutes be approved. VOTE:

Aye: 6 - Board Member Elliott, Board Member Benson, Board Member Douglas, Board Member Teter, Vice Chair Bullock and Board Member Carson

Abstained: 2 - President Ford and Board Member Amador

4. Executive Session

Deputy City Attorney Karen Stevens provided the appropriate citation for the executive session. The correct citation is pursuant to C.R.S. 24-6-402(4)(b) for the purpose of receiving legal advice regarding the request for qualification related discussion.

Present: 8 - Crystal Elliott, Jim Benson, Sean Ford, Steven J. Douglas, Rick A. Teter, Andrew Amador, René Bullock and Jadie Carson

Absent: 1 - Jason McEldowney

14-05 An executive session pursuant to C.R.S 24-6-402(4)(e) for the purpose of determining positions relative to matters that may be subject to negotiations regarding the Mile High Greyhound Park project

A motion was made by Board Member Benson, seconded by Board Member Amador, that the executive session be held pursuant to C.R.S. 24-6-402(4)(b) for the purpose of receiving legal advice regarding the request for qualification related discussion. VOTE:

Aye: 8 - Board Member Elliott, Board Member Benson, President Ford, Board Member Douglas, Board Member Teter, Board Member Amador, Vice Chair Bullock and Board Member Carson

5. Presentations

Present: 9 - Crystal Elliott, Jim Benson, Sean Ford, Steven J. Douglas, Rick A. Teter, Andrew Amador, Jason McEldowney, René Bullock and Jadie Carson

Pres 14-508 Mile High Greyhound Park Redevelopment Update

Deputy City Manager Jim Hayes provided a quick project update on the Mile High Greyhound Park site. The updates were:

- An RFQ for a master developer was released on October 14, 2013
- A presentation about the site was made at the ICSC conference
- Two development teams were invited to address the Authority
- Staff has identified an additional EDA grant for infrastructure and capital construction
- Suncor Energy Boys & Girls Club fundraising campaign is underway, and as of January 14th, 70% funding has been raised.
- All structures were demolished as of May 2013
- The Authority received a \$6.5 million loan from the city but a deficit of \$250,000 remains and additional funding is needed.

Pres 14-506 Developer #1 Presentation

Kevin Hawkins with WoodHawk Development made a presentation for the Mile High Greyhound Park redevelopment opportunity. He began with providing background

information on the company and stated that they are an investor-type developer. Mr. Hawkins outlined their financing track record and pointed out that they have loans with 12 different banks and 27 different life insurance companies. They are proud to state that they have never defaulted on a loan obligation. They highlighted some of their Colorado projects: Adams Crossing, Aurora MetroCenter, Castle Rock Crossing, Centennial Corners, Creekside Village, Marketplace Shopping Center, Thornton Redevelopment and Webster Lake Promenade.

Sheri Kirshbaum from City Projects, team member of WoodHawk, addressed the Authority. Ms. Kirshbaum provided background information on the company, the company philosophy and completed projects. She identified what they believe to be the four categories primary to the site: live - to include workforce housing and senior housing; work - to include innovative workspaces, renewable energy manufacturing, social enterprise business & manufacturing; learn - to include education geared toward 21st century careers; and community to include the boys and girls club and other non-profit opportunities.

Christopher Kenton from SEM Farnsworth Group, team member of WoodHawk, addressed the Authority. Mr. Kenton provided background information on the company, company philosophy and a history of completed projects that include Gates Redevelopment, Streets of Southglenn, the old Crossroads Mall in Boulder and Lowry Vista. He stated that they have done some conceptualization of the Commerce City site to demonstrate the company's thought process.

Mr. Hawkins stated that this project certainly presents some challenges for folks traveling southbound on Highway 85.

Pres 14-507 Developer #2 Presentation

Rick Wells with REgen LLC presented to the Authority. Mr. Wells stated that his company has heard that jobs, education and training are important components for this project. He reviewed the development team's structure. Their site concept reconnects the site north to south, adds a new east-west road, divides the site into four zones: a community zone anchored by the new boys & girls club and coupled with a park; a residential zone that includes mixed housing with rentals, townhomes and single-family residences; a retail zone that includes main street retail, large format retail and community plazas; the fourth zone would be geared toward education and training.

Whitney Wells with one of the partner groups talked about incorporating the historical aspects of the site and working with community stakeholders.

6. Developer Q & A

Authority questions included:

- access to the site from Highway 85 southbound

WoodHawk suggested incorporating the new church site into the project

REGens suggested better signalization at the triangle area at 60th/Parkway/Highway 85

- timeframe for complete build-out

WoodHawk responded that based on marketplace cycles, within 3-7 years.

REGens responded that from a retail perspective, need to have them in within 3 years

- examples of similar projects

WookHawk responded not exactly, but have done all the components.

- How much of the project will be LEED, Energy Star or Earth Craft Design

WookHawk stated that LEED is falling out of favor though sustainability is still important.

REGens stated that sustainable design is what's important.

- timeframe for breaking ground

Neither developers could specify a timeframe because it is market based.

7. Discussion and Action

A motion was made by Board Member Benson, seconded by Board Member Teter to call a special meeting of the Urban Renewal Authority on March 17, 2014, to make a developer selection.

Board Member McEldowney amended the original motion to request the developers work with staff to provide additional information before the March 17, 2014, meeting.

Board Member Benson approved the amendment.

VOICE VOTE: Unanimous; all present affirmed

8. Adjourn

The meeting adjourned at 9:10 pm.