



EVANS REDEVELOPMENT AGENCY

AGENDA

Regular Meeting
September 16, 2014

Immediately Following City Council Meeting

Evans Redevelopment Agency meeting packets are prepared several days prior to the meetings. This information is reviewed and studied by the Agency members, eliminating lengthy discussions to gain basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis. An informational packet is available for public inspection on our website at www.cityofevans.org and posted immediately on the bulletin board adjacent to the Council Chambers.

1. CALL TO ORDER

2. ROLL CALL

Chair: John Morris
Vice-Chair: Jay Schaffer
Commissioners: Laura Brown
Mark Clark
Sherri Finn
Lance Homann
Brian Rudy

3. APPROVAL OF AGENDA

4. CONSENT AGENDA

A. Approval of Minutes of August 19, 2014

5. NEW BUSINESS

None

6. EXECUTIVE SESSION

A. For the purpose of discussing matters that may be subject to negotiations under Section 24-6-402(4)(e), C.R.S. C.R.S.

7. ADJOURNMENT

ERA COMMUNICATION

DATE: September 16, 2014

AGENDA ITEM: 4.A

SUBJECT: Approval of Minutes

PRESENTED BY: Evans City Clerk

AGENDA ITEM DESCRIPTION:

Approval of minutes from August 19, 2014

FINANCIAL SUMMARY:

N/A

RECOMMENDATION:

N/A

SUGGESTED MOTIONS:

"Mr. Chairman, I move to approve the Consent Agenda/minutes as presented."

EVANS REDEVELOPMENT AGENCY
MINUTES
August 19, 2014

CALL TO ORDER

Chairman Morris called the meeting to order at 8:49 p.m.

ROLL CALL

Present: Chairman Morris, Vice-Chair Schaffer, Commissioners Brown, Finn, Homann, and Rudy

Absent: Commissioner Clark

APPROVAL OF AGENDA

Vice-Chair Schaffer made the motion, seconded by Commissioner Rudy, to approve the Agenda. The motion passed with all voting in favor thereof.

CONSENT AGENDA

A. Approval of Minutes of August 4, 2014

Commissioner Brown made the motion, seconded by Commissioner Rudy, to adopt the Consent Agenda. The motion passed with all voting in favor thereof.

NEW BUSINESS

A. Resolution No. ERA-003-2014—Adopting The Project Description For the 31/85 Intersection

Sheryl Trent, City Economic Development Director, and Malcolm Murray, from Murray Dahl Kuechenmeister & Renaud LLP, discussed the history of the Urban Renewal Authority and the retail strategy of the Highway 85 Corridor. The City and ERA approved an Urban Renewal Plan for the Highway 85 Corridor in January of 2013 and a Highway 85 Corridor Master Plan was adopted by the Evans City Council in February, 2014. Ms. Trent explained that the next step would be the adoption of the Resolution, which adopts a map and project description for the 31st Street and Highway 85 intersection. She also discussed the potential for urban renewal within the project boundary and the guidelines regarding the type and nature of the development within the boundary.

Mr. Murray summarized the phases of the project and talked about the properties acquired by the ERA for redevelopment in the southwest corner of the 31/85 intersection.

Chairman Morris asked about the hotels within the project area.

Ms. Trent discussed the two hotels within the project area and explained why hotels were not ideal to acquire for redevelopment.

Mr. Murray explained that the properties in the project area will be able to take advantage of property tax increases due to the surrounding development. He also explained why the 31/85 intersection was the primary focus of the ERA and talked about other potential areas for future projects.

Chairman Morris discussed his support for the Resolution.

Commissioner Rudy made the motion, seconded by Commissioner Brown, to adopt the Resolution. The motion passed with all voting in favor thereof.

B. Resolution No. ERA-004-2014—Revising the 2014 Budget for the ERA, For The Calendar Year Beginning the 1st Day of January, 2014 And Ending On The Last Day of December, 2014.

Jessica Gonifas, Deputy City Manager, explained that the Resolution adopted the budget revision to the 2014 ERA budget and provided an updated long range plan. She also explained that the revision increases revenues for lease payments estimated at \$27,500 that the ERA anticipated receiving in 2014. The revision also accounts for expenditures that increased due to real estate purchases that were originally planned for 2013.

Vice-Chair Schaffer made the motion, seconded by Commissioner Brown, to adopt the Resolution. The motion passed with all voting in favor thereof.

C. Resolution No. ERA-005-2014—Approving The Conveyance of Certain Property Held On Behalf Of The ERA by Western Pines, LLC To The ERA

Ms. Trent discussed the need for adoption of the Resolution to move forward with the implementation of a retail strategy authorized ERA in 2011. She talked about the property that has been purchased and financed by the City of Evans, but held by a private entity until the full land assemblage could be completed. Ms. Trent talked about the importance of the intersection and the need to develop retail in this project area. Lastly, she explained that the Resolution will convey titles to five parcels to the ERA and delegate authority to the Executive Director to acquire the property titles on behalf of the ERA.

Vice-Chair Schaffer made the motion, seconded by Commissioner Homann, to adopt the Resolution. The motion passed with all voting in favor thereof.

D. Resolution No. ERA-006-2014—Approving The Assignment Of The Contract For the Esh Property Entered Into On Behalf of the ERA by Terra Norte, LLC, To The ERA and Authorizing The Purchase of the Esh Property.

Ms. Trent and Mr. Murray discussed the need for the Resolution to accept the contract to purchase the property located at 818 31st Street. She explained that the purchase price was approximately \$1,950,000 and the ERA has undertaken all due diligence necessary on the property including a survey and an environmental assessment. She also talked about the current tenants of the building, including: Paradise Billiards, Esh's Family Market, and Grace Community Church, which will be continued by the ERA to generate rental income for the ERA. Ms. Trent explained that the ERA would seek additional space for Esh Family Market and the other tenants should further development occur on the property.

Chairman Morris discussed his support for the Resolution and talked about the history of the Highway 85 Corridor and explained why the area was a priority since the beginning of the ERA.

Vice-Chair Schaffer made the motion, seconded by Commissioner Brown to adopt Resolution. The motion passed with all voting in favor thereof.

REPORTS

Ms. Trent explained that WildRock Public Relations Firm had been hired by the ERA to communicate with the public about the redevelopment in the 85 Corridor. She stated that the members of the firm will be introduced to the ERA members at an upcoming meeting and the ERA will provide direction to the firm regarding communication between the ERA and the public.

ADJOURNMENT

The meeting adjourned at 9:12 p.m.


Raegan Robb, City Clerk

EVANS REDEVELOPMENT AGENCY COMMUNICATION

DATE: September 16, 2014

AGENDA ITEM: 6.A

SUBJECT: Adjournment to Executive Session

AGENDA ITEM DESCRIPTION:

The Evans Redevelopment Agency will adjourn into an Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators.

FINANCIAL SUMMARY:

N/A

RECOMMENDATION:

N/A

SUGGESTED MOTIONS:

“Pursuant to CRS 24-6-402(4)(e), I move to go into Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators.”
