

LIFT Regular Meeting Minutes

Monday, August 9, 2018

Page 1 of 3

Roll Call: Meeting was called to order at 6:35. Members Kevin Seiler, Carol Brzeczek, Joseph Orrino, Cindy Christensen, Bill Hopping, and Jack Rychecky were present. Jason Henderson was absent. Steve Kemp was also present.

Brzeczek moved to approve the agenda. Motion was seconded by Christenson and passed 6/0.

New Business

ID-18-269 – Motion to Approve minutes of July 21, 2018

Christenson moved and Orrino seconded to approve the minutes of July 12, 2018. Motion passed 6/0.

Public Comment

Linda Knufinke presented an overview of the properties located in the Columbine Square Urban Renewal area of which there are 22. She said the ownership of several of the properties had changed since 2014 and there was only one property owner that lived out of state.

Financial Report

ID-18-270 – Seiler reported the only change in the financials was an additional \$569.44 and property tax increment of \$1366.00. Brzeczek moved to accept the financial report. Hopping seconded. Rychecky said he would prefer to vote on the report when Ms. Hooten was present and would be voting against the motion. Motion passed 5/1 with Rychecky dissenting.

Brzeczek asked if the checks to the taxing entities had been sent. Seiler said it should happen in the next week or so.

Website Update

ID-18-271 - Christenson said that Eric has started the update. They have found some new photos for the welcome page. The LIFT Board page has been updated. They are trying to minimize the number of clicks required to get people where they want to go.

The Contact Page will be set up so any emails received will go to the LIFT Chair and he will keep the rest of the board informed as to what has taken place.

The Meetings page will be set up like the city council's meeting page. There will be archive buttons to take visitors to the site to previous year's minutes.

Categories will be set up which will include field plans and a click to the state UR law.

Seiler asked if any of the new pages were live yet; Christenson said no. Seiler asked if it was still the goal to have Eric Ervin come into a LIFT meeting and review the website prior to going live and Christenson said yes. It was reaffirmed that Brzeczek should send the minutes, both draft and final versions, to both Seiler and Christenson. There was agreement among the group to post the DRAFT minutes online.

RFP Update

ID 18-272 - Orrino said four firms had requested RFPs and he thought we would have two or three to interview. Kemp suggested we schedule a study session or an executive session for interviewing candidates. Orrino said the cut off date for submissions is Sept. 4 and a contract should be awarded In October.

Seiler suggested we wait to schedule the meeting at a later date. Orrino said we might not get too many responses to the RFP because everyone is so busy with development. Brzeczek asked if Orrino and Henderson were working on the evaluation matrix and Orrino said they didn't think it was necessary with so few responses.

Application Documents Committee Report

ID-18-273 – Rychecky reported that the subcommittee had met twice. At the first meeting there was some discussion about what they hoped to accomplish and rather than going straight to the documents they decided the process was important to outline so we know what to ask for and when if a proposal ever come forward.

Rychecky present a draft of a process showing steps taken if a project was to go directly to Planning Commission and Council versus going through urban renewal at the onset.

Rychecky's presentation covered consultants that would be needed to advise LIFT with regard to underwriting, construction and financial feasibility. Anything LIFT does will require the full support and approval of the taxing entities per Resolution 88. There will be steps along the way that the applicant will have to decide whether to move forward and there will be necessary fees requested at different times in the process. As the process proceeds additional services will be required as well as fees to cover those expenses. If council approves a project then an election will be required. If approved by the voters the bond counsel is the next step and because of the past history of the Riverfront we may need to purchase bond insurance, which is very expensive.

Kemp offered that the P4 process would only happen prior to a formal application and that a formal application will come before a project comes to LIFT. Rychecky asked about the condemnation powers. LIFT's concern is can the project support the level of debt necessary. Brzeczek asked if the applicant would be required to pay impact fees to which Kemp said yes, the economic analysis will have to be done – can you make it

work? Rychecky said that is why the skill set is so important and we will need someone with a very good crystal ball.

Rychecky asked about who would run the election – LIFT or the city. Kemp said that was an interesting question – it would be a city election and not a LIFT election. Seiler said Resolution 88 requires all the taxing entities to sign off on a project. Rychecky said we have letters from Arapahoe County, LPS and Urban Drainage.

Seiler said he understood that prior to his appointment to LIFT there was an executive director – we may want to think about having a lawyer on board that would handle the day-to-day needs of LIFT. Hopping agreed. Kemp said there could be a variety of different ways to handle the day-to-day needs of LIFT. Brzeczek thought it would be good to have an attorney layout the path for us. Christenson thought an attorney might also have contacts with some of the other professionals needed that we could rely on in the future. Rychecky thought the Architectural /Engineering firm would be needed. Kemp suggested we deal with the RFP now, get an attorney then look for an economic analysis firm.

Hopping said economic analysis firms vary depending on the project and the economic analysis might be more important than anything else.

Rychecky asked what the expectation was for the subcommittee for the next meeting. Seiler suggested the subcommittee start flushing out the application process - bring back practices of other URAs of the same size. Hopping mentioned the poor economic analysis that was done for the Riverfront – we don't want to be on the cutting edge – we want something with a high probability of succeeding.

New Business

ID-18-274 – Mr. Kemp is prepared to brief LIFT members on some recent court decisions on urban renewal and legislative changes to the law. It was agreed that there would be a study session at the next meeting. Kemp will provide LIFT with a report prior to the meeting.

Public Comment

Linda Knufinke reminded LIFT that the Belleview Corridor Vision was approved by city council.

Adjourn

Rychecky moved to adjourn at 7:55 and Christenson seconded. Motion passed 6/0.