

LIFT
Minutes of Proceedings
October 12, 2017
6:30 pm to 9:30

NOTE: Video Recording of this meeting is available on the LIFT website

1. ROLL CALL –

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|-----------------|-----------------|
| Kyle Schlachter | Ryan Toole |
| Karina Elrod | Kevin Seiler |
| Carol Brzeczek | Nicholas Millar |

Bill Hopping, Council Liaison was in attendance
Jason Henderson was absent

2. Approval of the Agenda – Ryan Toole moved to approve. Carol Brzeczek seconded motion. Motion passed 6/0.

3. Public Comment – Pam Chadbourne, District 1, suggested that the Void Analysis and the Market Analysis reports be made available to the public on the LIFT website as it represents the beginning of what to consider for Columbine Square redevelopment. She thought the Planning Commission and the City Council should also have the reports.

Norm Brown wasn't sure if his remarks from the last meeting were accurate because some words had been inadvertently redacted. Carol Brzeczek responded to Mr. Brown telling him that her original draft had a watermark and when it was sent to the city clerk she had difficulty opening the file. She apologized and asked if he would like her to read it in order for him to verify. He said no.

Jeanie Erickson – Said that Columbine Square Shopping Center was not true slum and blight – that it was self-inflicted. The owner was a millionaire that did not need tax dollars to redevelop. Regarding the LIFT website, she said Breckenridge Brewery was not developed with urban renewal money and it is deceiving to have it pictured on the website.

Loretta Lohman, a 61 year resident of Littleton, has seen a lot of changes, both good and bad, in the Columbine Square property and she had never seen anything drag on with a purpose to take tax dollars. She said it is time to say enough is enough. Condemn the land for a park and at least improve the neighborhood.

Public Comment closed.

17-285 Approval of LIFT Minutes from 6/8/2017. Karina Elrod moved to approve the minutes. Nicholas Millar seconded. Kevin Seiler asked that his name be corrected. Ryan Toole said he was concerned about including public comment in the minutes. It is not reasonable to expect the recording secretary to capture all the

comments made by the public. Karina offered another change to 17-172 inserting Kyle Schlachter at the beginning of the sentence that begins with “The plans are still being worked....” Motion passed 6/0 as amended.

General Business

17-294 – Introduction of Steven Kemp and update on legal representation

Mr. Kemp told the LIFT board he was comfortable providing advice on governance issues but when and if the board gets a project he would be limited because his job would be to represent the interests of the city and he can't represent clients with different interests. If there is a dispute between this board and the city he can't represent this board but will continue to advise us on governance issues as long as our interest are the same as the city's. Karina Elrod asked if he could advise us on co-operative agreements to which Mr. Kemp said no.

17-288 – Update on Columbine Square

There is no update. A demo permit has not been pulled.

Ryan Toole asked about ordinances regarding neglected properties. Mr. Kemp said he would look into it as a matter of public safety to make sure the property is not a hazard.

17-292 – Update on DCI Urban Renewal Training

Karina Elrod said the key take points for her were: the Senate Bill that came out two years ago about having greater representation on the board by the county or special districts and the other one was Tracey Huggins. Ms. Huggins presentation was fantastic and very concrete. She suggested that others take the training

Carol Brzeczek also attended the training and commented on the discrepancies in the information provided to attendees from the morning speaker to Tracey Huggins in the afternoon. Tracey Huggins was emphatic that you have to know what your market return is and respect your mandate – UR is not economic development and you have to limit the public risk. It was important to note that County Assessors are working together to come up with a common approach to UR and what should be included in the required impact reports. (Example: public purpose of the project in detail, source of all financing, total cost of the project, why TIF is needed, terms of TIF, housing, transportation and environmental benefits, project on the surrounding area and impact on the county to provide services.)

17-293 – Update on Communications between the City and LIFT

A meeting was held with Mark Relph, Steven Kemp, Randy Toole, Tiffany Hooten, Jocelyn Mills and Denise Stevens. No permit for the demo of Columbine Square as of yet. The Belleview Corridor Plan is a priority and work should begin this fall. There is a potential for an annual meeting/training with LIFT and city council. All communication among members of LIFT should go through the Chair.

17-295 – Update on TIF returns

Property tax increment will be refunded to LPS, South Suburban, Urban Drainage, Arapahoe County and Littleton. (Total was \$440,099.21) There will be more refunds as increment is collected.

17-296 – City debt repayment update

Mr. Kemp will review options regarding the return of the debt LIFT has with the city.

17-291 – Update and how to proceed with the website.

Carol Brzeczek met with Eric Ervin and he would prefer that we take over posting, as we are the ones most familiar with our business. Carol Brzeczek asked for the board's approval to obtain the password and get the website updated. Updating the pictures and getting past sets of meeting minutes and documents uploaded are at the top of the list as to what needs to be done.

17-289 – Process for considering a UR project

Carol Brzeczek is concerned that LIFT does not have a process in place to consider a project if one should come forward. The time to determine the process is not when one has been presented. Mr. Kemp will try to gather documents previously approved by a prior LIFT board – they are meant to be flexible. He will research and report back at the next LIFT meeting. The documents approved by the previous board will need to be amended.

17-290 – Membership Terms.

Carol Brzeczek explained that the current membership terms are not accurate. She had a discussion with the Mayor prior to being appointed to the LIFT board and his sentiment at that time was for LIFT to review and present any changes needed to the council for approval. Mr. Kemp emphasized that this is important, as any project would need to be considered by a properly appointed board.

Financial Report

17-286 – September 2017 LIFT Financials

The LIFT board determined to set aside \$5,000 for future training and education. The public hearing was opened at 8:46.

Pam Chadbourne spoke about increment collected in the other urban renewal areas and was unclear. It sounds like you are just going to absorb that money in another account. I want to see clearly that the repealed areas do not pay for Columbine Square in any way. She thought there should be some portion of debt in the budget to repay the loan. The law intends URA's to have debt because they have a project – this board should not exist because you never have had a project. You only have plans without projects. Maintaining debt to the city for the sake of staying alive is offensive.

Public hearing was closed at 8:49.

Upon Mr. Kemp's advice was to amend the budget prior to a motion to approve the budget.

Ryan Toole moved to add \$5,000 to the budget for training and education in the "Other" category and to eliminate the proposed \$153,489 loan repayment to the city. A second was made but it is unknown who seconded. Motion passed 5/1 with Brzeczek dissenting.

Carol Brzeczek moved to amend the budget to return \$112,039 and \$22,959 in sales tax increment to the city of Littleton per the loan agreement LIFT has with the City. Karina Elrod seconded. Mr. Kemp suggested that the loan agreement be looked at and suggested that LIFT may need outside counsel. Karina Elrod thought the language could be subject to interpretation to which Mr. Kemp said we may or may not be in conflict. Kyle Schlachter said he was not comfortable amending the budget at this time. Mr. Kemp said LIFT could come back and amend the budget at a later date. Motion failed 1/5 with Brzeczek the only aye vote.

Ryan Toole moved to pass the budget as amended, Kevin Seiler?? seconded and motion passed 5/1 with Brzeczek dissenting.

Comments/Reports

Karina Elrod talked about bringing Jocelyn Mills in to update us on the Belleview Corridor – can we try to see where they are in the process and when would be an appropriate time for her to share with LIFT. Kyle said there's nothing to report now according to Ms. Mills.

Carol Brzeczek asked how long LIFT was going to wait for a project from the representatives of Columbine Square. Mr. Kemp said the Belleview Corridor study should be done by the end of the first quarter in 2018 and it may provide some guidance as how to answer the question. Mr. Kemp suggested that this should come back as an agenda item after the first quarter of 2018.

Public Comment

Leisa Sacry said she supported written minutes. She does not have time to download and sometimes she can't hear or understand the video recording. She lives behind Columbine Square and is tired of looking at the fence. Last year John Needel sat in a LIFT meeting and spoke about a project. He went to council in December and still nothing in the way of a project from him. Do something and hold them to account. Withhold money each month they don't come through.

Loretta Lohman questioned the Belleview Corridor study – is it a ½ study or are we working with Englewood? She would give anything to have the racetrack back. Maybe the City should consider condemnation.

Mr. Kemp said neighboring jurisdictions would be notified of the Belleview Corridor Study.

Pam Chadbourne said the city has used Columbine Square for fire training and police training – what is the city paying the owners? There are two studies that the Chair said are not actionable. They are totally actionable by this board. You are considering taking tax increment for 25 years. UR is the most costly money to be used for incentives. Increment should be used for something that is good for the city. She encouraged LIFT to have a study session about the two studies now. LIFT needs to understand the market analysis. There are things that will work there.

Kirsten Koseck has lived in Littleton for two years. She and her neighbors are terrified of high density. She wants a public use and suggested a park - everyone wants a park but that is not realistic. She was excited when she heard that Columbine Square was part of urban renewal. She appreciates that she can come to LIFT to provide input. But it seems LIFT is not working and the owners are not moving. She had several questions about what LIFT could and couldn't do with regard to the property.

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