



WESTMINSTER

Staff Report

TO: The Mayor and Members of the City Council

DATE: February 22, 2012

SUBJECT: Briefing and Post-City Council Briefing Agenda for February 27, 2012

PREPARED BY: J. Brent McFall, City Manager

Please Note: Study Sessions and Post City Council briefings are open to the public, and individuals are welcome to attend and observe. However, these briefings are not intended to be interactive with the audience, as this time is set aside for City Council to receive information, make inquiries, and provide Staff with policy direction.

Looking ahead to Monday night's Briefing and Post-City Council meeting briefing, the following schedule has been prepared:

Dinner 6:00 P.M.

Council Briefing (*The public is welcome to attend.*) 6:30 P.M.

POST BRIEFING (*The public is welcome to attend.*)

PRESENTATIONS

1. Legislative Update from Danny Tomlinson ~ **Verbal**

CITY COUNCIL REPORTS

1. Report from Mayor (5 minutes)
2. Reports from City Councillors (10 minutes)

EXECUTIVE SESSION

None at this time.

INFORMATION ONLY

1. WEDA – 4th Quarter Financial Update
2. Monthly Residential Development Report
3. Planning Division Activity for 2011

WESTMINSTER ECONOMIC DEVELOPMENT AUTHORITY AGENDA

Items may come up between now and Monday night. City Council will be apprised of any changes to the post-briefing schedule.

Respectfully submitted,

J. Brent McFall
City Manager



WESTMINSTER

Staff Report

Information Only Staff Report
February 27, 2012



SUBJECT: Westminster Economic Development Authority 4th Quarter 2011 Financial Update

PREPARED BY: Barb Dolan, Sales Tax Manager
Karen Creager, Special District Accountant

Summary Statement:

This report is for information only and requires no action by the Board. The report represents the unaudited financial position for each of the Westminster Economic Development Authority's (WEDA) Urban Renewal Areas (URAs) as of December 31, 2011.

Background Information:

WEDA currently includes seven separate URA's. This report presents the financial activity as of December 31, 2011. Included in the report are the following for each URA:

- Year-to-date comparative graphs showing three years of operating revenues and expenses and debt service, as of December 31; and
- A chart with an at-a-glance look at the changes in revenues and expenses for comparable reporting periods from 2010 to 2011.

Additionally, attached are:

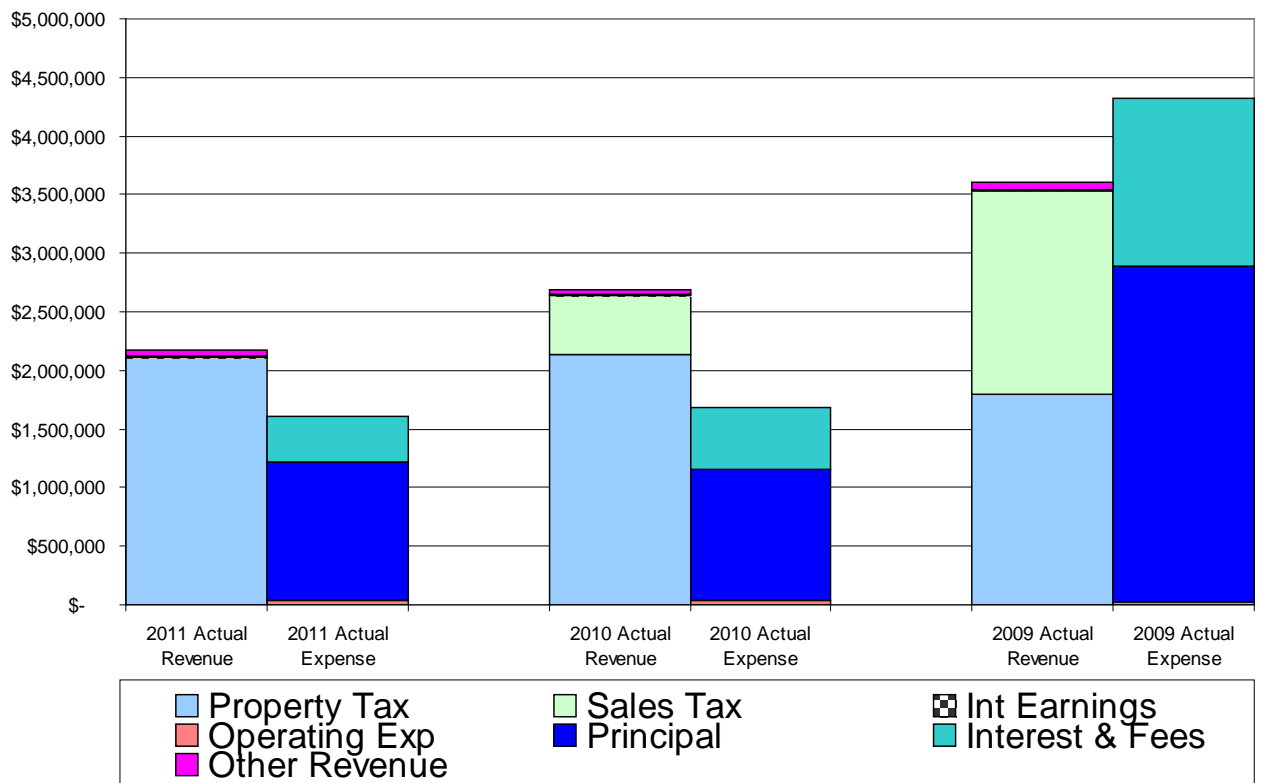
- A chart summarizing the unaudited financial position as of December 31, 2011
- A list of all current outstanding obligations of the URAs

Holly Park URA

- The General Fund and General Capital Improvement Fund loaned \$120,000 and \$1,125,000, respectively, to this URA to fund the capital project for the clean-up of the Holly Park property to ready it for resale. It is anticipated that the interfund loan will be repaid when the property is sold.
- Interest earnings, the only revenue recorded in this URA to-date, decreased by \$584 in 2011 from 2010.
- Due to minimal operating activity in the URA, no comparison table is included.

Mandalay Gardens URA (Shops at Walnut Creek)

Mandalay Gardens URA Comparative Revenues vs Expenses as of 12/31/11

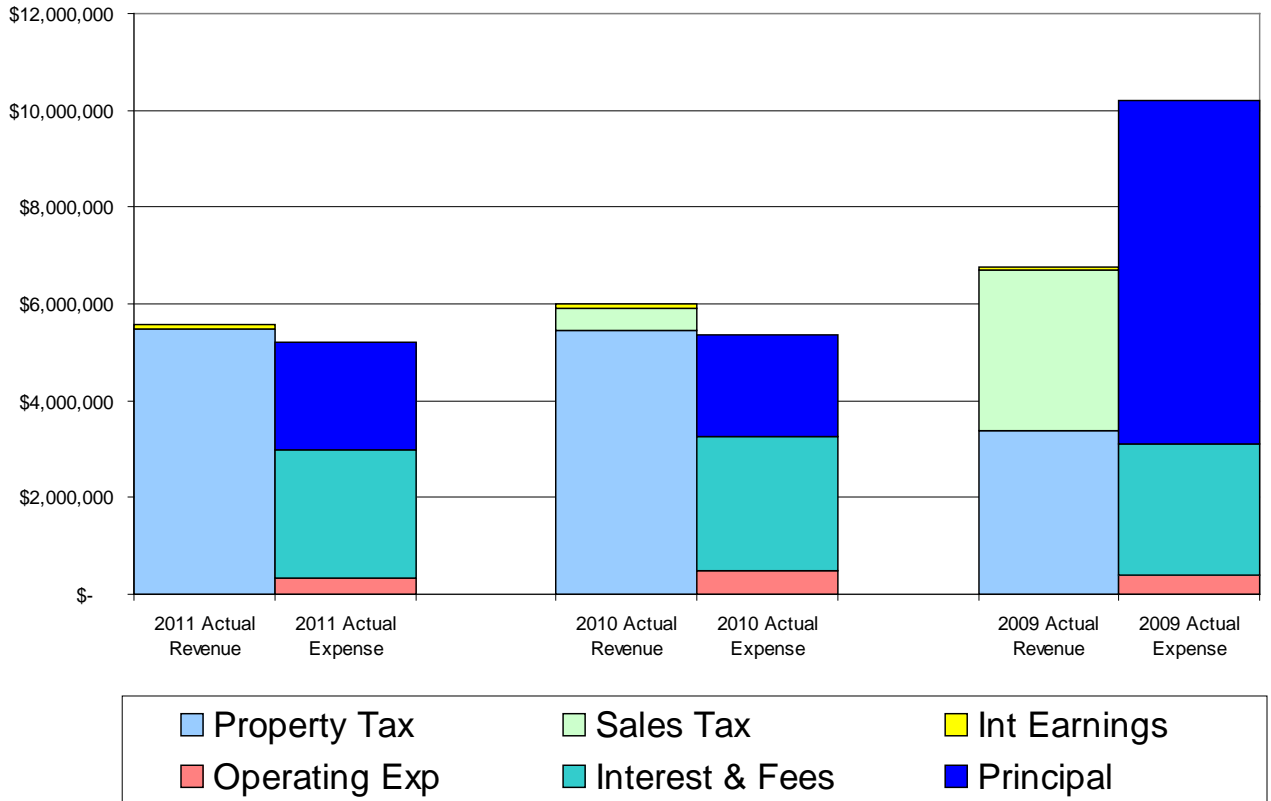


Description	2011	2010	Change
Property tax increment	\$ 2,116,754	\$ 2,130,300	\$ (13,546)
Sales tax increment	-	508,028	(508,028)
Interest Earnings	3,299	6,201	(2,902)
Other Revenue	59,000	59,000	-
Operating Exp	31,751	31,954	(203)
Principal	1,185,000	1,125,000	60,000
Interest and Fees	391,656	522,650	(130,994)

- Incremental assessed valuation decreased in 2011 from 2010 resulting in lower property tax increment in 2011 from 2010.
- The sales tax pledge was 1.75% from January 2009 through September 2009 and increased to 3% from October 2009 through February 2010 as part of the bond refinancing. From March 2010 through current, the pledge decreased to 0%, as funds already on deposit with US Bank Trust along with anticipated property tax increment were sufficient to meet debt service requirements. Therefore, all sales tax revenue received from this URA was retained by the City.
- Due to the low interest rate earnings environment on funds at the Trust, the interest earnings on the funds invested at the US Bank Trust are low relative to historic performance.
- Other revenue received from the Mandalay Town Center General Improvement District remained the same from 2011 to 2010.
- Year-to-date operating expenses decreased slightly in 2011 from 2010 due to a decrease in the property tax collection fee paid to the county treasurer, consistent with the decrease in property tax increment revenue.
- Total debt service costs decreased in 2011 from 2010 due to a lower variable interest rate paid in 2011.
- Principal of \$1,185,000 was paid on December 1, 2011.

North Huron URA

North Huron URA Comparative Revenues vs Expenses as of 12/31/11

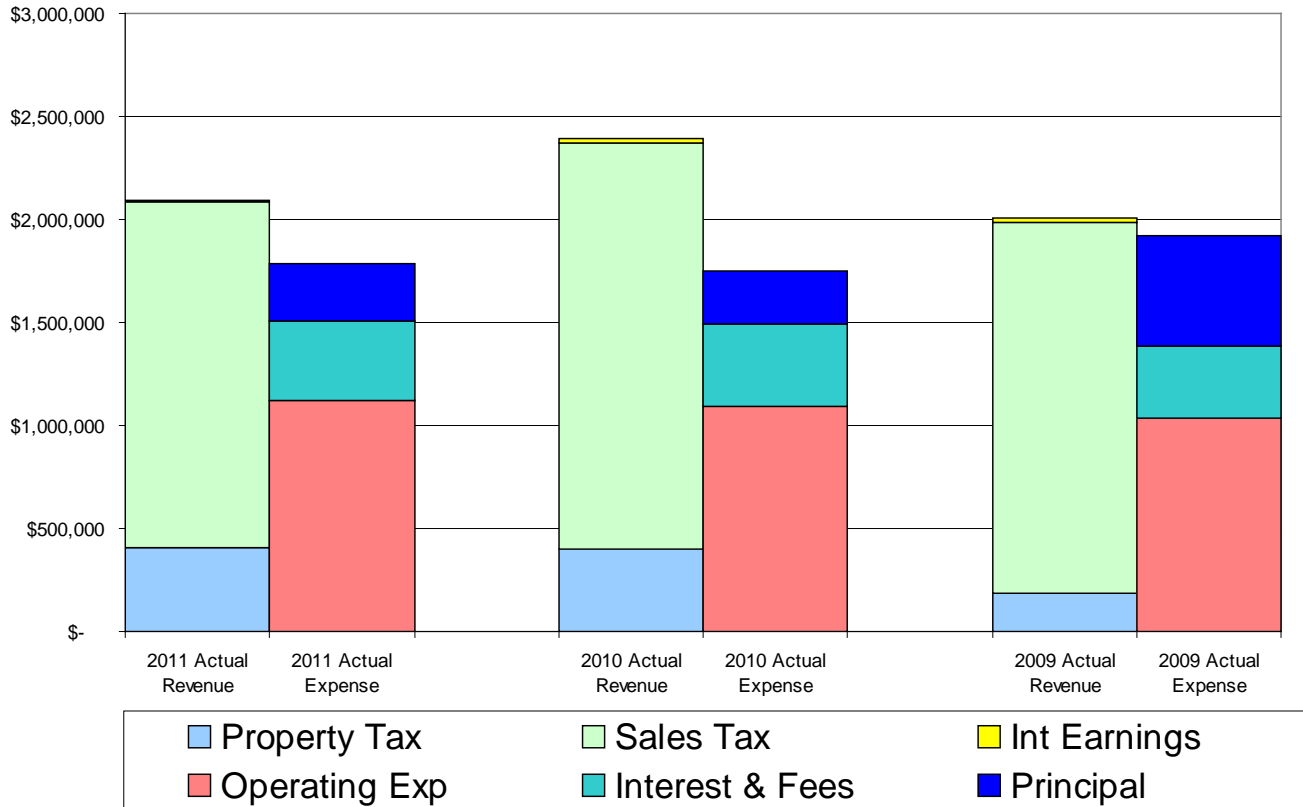


Description	2011	2010	Change
Property tax increment	\$ 5,482,691	\$ 5,438,066	\$ 44,625
Sales tax increment	-	460,570	(460,570)
Interest Earnings	93,526	113,153	(19,627)
Operating Exp	333,282	484,668	(151,386)
Principal	2,215,000	2,125,000	90,000
Interest and Fees	2,664,607	2,760,467	(95,860)

- Incremental assessed valuation increased slightly in 2011 from 2010 resulting in higher property tax increment in 2011 from 2010.
- The sales tax pledge was 1% from June 2009 through February 2010. From March 2010 through current, the pledge decreased to 0%, as funds already on deposit with Compass Bank along with anticipated property tax increment were sufficient to meet debt service requirements. Therefore, all sales tax revenue received from this URA was retained by the City.
- Interest earnings decreased in 2011 from 2010 as a result of slightly lower escrow account balances 2011 compared to the same period in 2010.
- Although the property tax collection fee paid to the county treasurer increased, consistent with the increase in property tax increment revenues, total operating expenses decreased in 2011 from 2010 due to the completion of an economic development agreement (EDA) in 2010.
- Year-to-date debt service costs were slightly lower in 2011 from 2010 consistent with a lower scheduled interest payment resulting from a reduced principal balance.
- Principal of \$2,215,000 was paid on December 1, 2011.

South Sheridan URA

South Sheridan URA Comparative Revenues vs Expenses as of 12/31/11

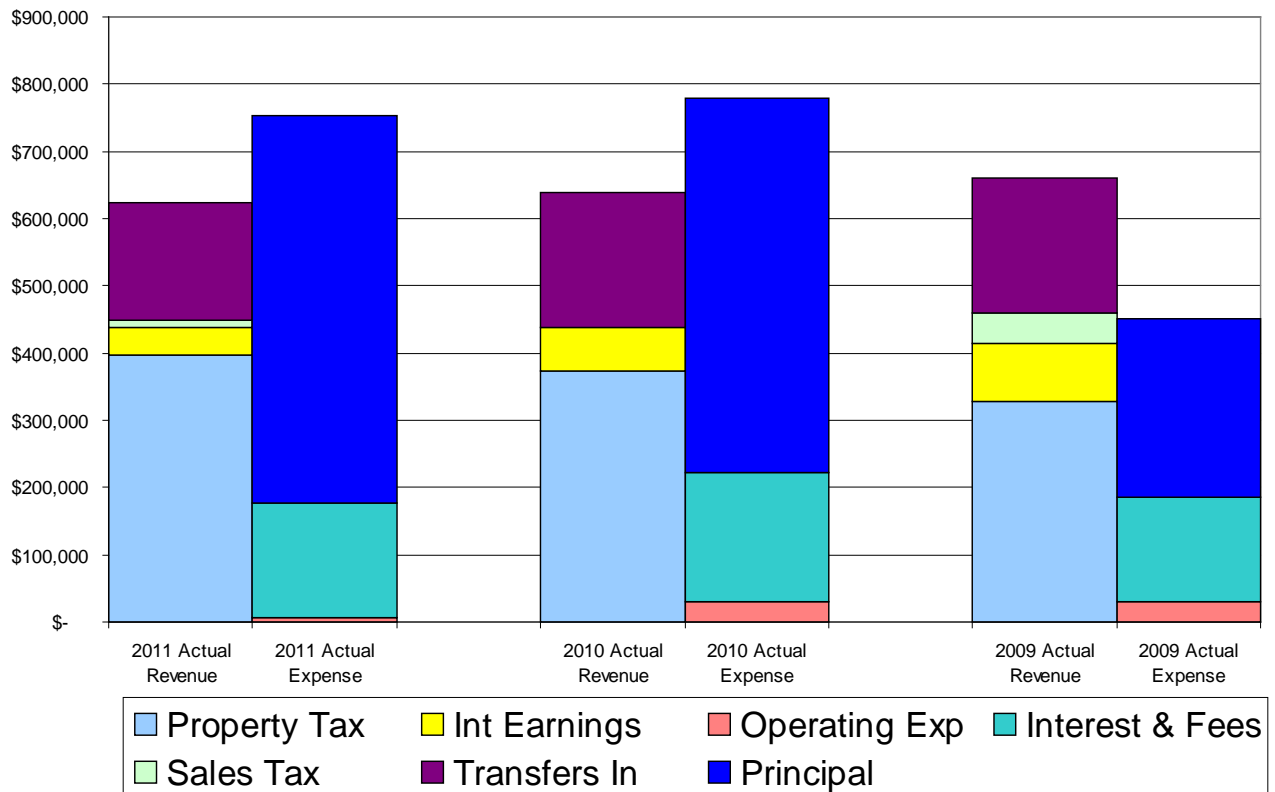


Description	2011	2010	Change
Property tax increment	\$ 407,178	\$ 399,350	\$ 7,828
Sales tax increment	1,677,941	1,973,127	(295,186)
Interest Earnings	10,028	18,364	(8,336)
Operating Exp	1,122,579	1,092,523	30,056
Principal	275,000	260,000	15,000
Interest and Fees	386,265	399,282	(13,017)

- Receipt of incremental property tax revenues began in 2009. Incremental assessed valuation increased in 2011 from 2010 resulting in slightly higher property tax increment in 2011.
- The sales tax pledge was 3% from inception of the URA through February 2011. From March 2011 through current, the pledge decreased to 2.3%. Beginning when the sales tax base was met in May, the City retained .7% of the additional sales tax collections in the URA, thereby reducing the sales tax increment in WEDA.
- Interest earnings decreased in 2011 from 2010 because of lower escrow account balances resulting from larger EDA payments.
- Operating expenses increased due to increased EDA expenses, consistent with the increase in total sales tax collections.
- Year-to-date debt service costs were slightly higher in 2011 from 2010 consistent with a higher principal payment.
- Principal of \$275,000 was paid on December 1, 2011.

South Westminster URA

South Westminster URA Comparative Revenues vs Expenses as of 12/31/11



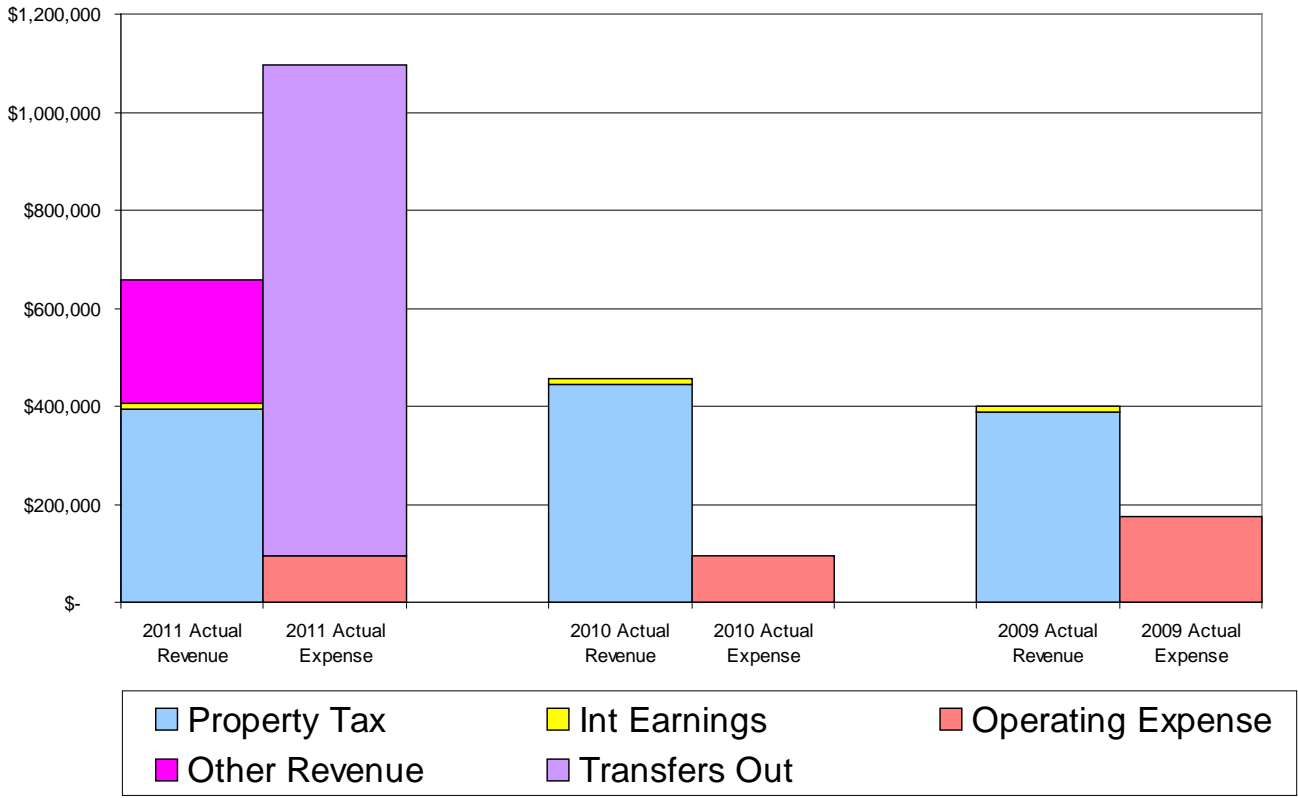
Description	2011	2010	Change
Property tax increment	\$ 396,522	\$ 373,427	\$ 23,095
Sales tax increment	9,579	-	9,579
Interest Earnings	42,134	65,643	(23,509)
Transfers in	175,000	200,000	(25,000)
Operating Exp	5,948	30,601	(24,653)
Principal	575,000	555,000	20,000
Interest and Fees	171,380	192,470	(21,090)

- Incremental assessed valuation increased in 2011 from 2010. Therefore, property tax increment increased in 2011 from 2010.
- Although Phase II did not meet the base sales tax amount, Phase I recorded a small amount of sales tax increment.
- Interest earnings decreased in 2011 from 2010 as a result of a lower cash balance in the URA.
- Transfers in decreased in 2011 from 2010. As was the case in 2010, the cash available in South Westminster URA was not sufficient to cover all of the obligations for the URA in 2011. Obligations include debt service and interfund loan payments. In order to have sufficient cash to fulfill the listed obligations for 2011, the City's General Fund transferred \$175,000 to the WEDA fund to assist with these obligations.
- Although the property tax collection fee paid to the county treasurer increased in 2011 from 2010, consistent with the increase in property tax increment revenues, total operating expenses decreased in 2011 from 2010 due to the completion of an EDA in 2010.
- Year-to-date debt service costs were slightly lower in 2011 from 2010 consistent with a lower scheduled interest payment resulting from a reduced principal balance.

- Principal of \$575,000 was paid on December 1, 2011.

Westminster Center East URA

Westminster Center East URA Comparative Revenues vs Expenses as of 12/31/11



Description	2011	2010	Change
Property tax increment	\$ 394,564	\$ 443,531	\$ (48,967)
Interest Earnings	11,664	12,184	(520)
Other Revenue	251,191	274	250,917
Operating Exp	95,347	93,690	1,657
Transfers out	1,000,000	-	1,000,000

- Incremental assessed valuation decreased in 2011 from 2010 resulting in a decrease in property tax increment in 2011 from 2010.
- No sales tax increment was realized in 2011 or 2010, since the base sales tax amount for this URA has not been met. Property tax increment was sufficient to meet the URA's obligations.
- Interest earnings decreased in 2011 from 2010 as a result of a lower cash balance in the URA.
- Other revenue increased in 2011 from 2010 as a result of the return of funds rebated under an EDA. The business ceased operations in the City prior to the required length of time stipulated in the EDA.
- Although the property tax collection fee paid to the county treasurer decreased in 2011 from 2010, consistent with the decrease in property tax increment revenues, total operating expenses increased due to an increase in intergovernmental cooperation agreement payments in 2011.
- Transfers out increased in 2011 due to a payment to the City's General Fund for obligations incurred by the City in accordance with the cooperation agreement. The funds for this transfer were available in Fund Balance.
- This URA has no bonded debt obligations.

Westminster Center Urban Reinvestment Project Area

On April 13, 2009, City Council approved Resolution 12, Series 2009, which established the Westminster Center Urban Reinvestment Project Area (WURP) and the Reinvestment Plan. Tax increment financing approval was not requested at that time.

- At this point, there is no distinction between operating and capital components of this URA because revenues are appropriated to the project on a regular basis. Therefore, no chart or table is included.
- This URA has received interest earnings and other revenue consisting of rent from tenants and receipts from the sale of assets when the Westminster Mall property was purchased. Cumulatively these revenues total \$1,179,153, of which \$623,666 has been appropriated to the WURP capital project. After allowing for 2011 year end accounting adjustments, \$418,980 of the revenues is available to appropriate to the capital project.
- Currently, the URA has recorded \$22,707 in operating expenses. This amount represents auction expenses that will be reclassified to the capital project when the gross auction revenue is appropriated later this year.

This update assists the City in meeting the following Strategic Plan Goals: Financially Sustainable City Government Providing Exceptional Services, Vibrant Neighborhoods in One Livable Community, Strong Balanced Local Economy and Beautiful and Environmentally Sensitive City by reporting to the Board the changes in the revenues and expenses in the URAs in order to monitor the development and redevelopment efforts in the City.

Respectfully submitted,

J Brent McFall
Executive Director of Authority

Attachments

- WEDA Unaudited and Unadjusted Financial Statements for period ending 12/31/11
- WEDA Obligations at 12/31/11

Westminster Economic Development Authority
 Unaudited and Unadjusted Financial Statements
 For the period ending December 31, 2011

	Holly Park	Mandalay Gardens	North Huron	South Sheridan	South Westminster	Westminster Center East	Westminster Center Urban Reinvestment Area	Total
Revenues								
<i>Property Tax</i>	\$ -	\$ 2,116,754	\$ 5,482,691	\$ 407,178	\$ 396,522	\$ 394,564	\$ -	\$ 8,797,709
<i>Sales Tax</i>	-	-	-	1,677,941	9,579	-	-	1,687,520
<i>Interest</i>	1,100	3,299	93,526	10,028	42,134	11,664	158,186	319,937
<i>Miscellaneous</i>	-	-	-	-	-	251,191	678,124	929,315
<i>Intergovernmental</i>	-	59,000	-	-	-	-	-	59,000
<i>Transfers In</i>	-	-	-	-	175,000	-	6,497,134	6,672,134
Total Revenues	1,100	2,179,053	5,576,217	2,095,147	623,235	657,419	7,333,444	18,465,615
Expenses								
<i>Operating</i>	-	31,751	333,282	1,122,579	5,948	95,347	22,707	1,611,614
<i>Capital Project -proj exp</i>	9,049	-	91,272	450	-	-	23,502,396	23,603,167
<i>Principal</i>	-	1,185,000	2,215,000	275,000	575,000	-	-	4,250,000
<i>Interest & Fees</i>	-	391,656	2,664,607	386,265	171,380	-	-	3,613,908
<i>Transfers Out</i>	-	-	-	-	-	1,000,000	-	1,000,000
Total Expenses	9,049	1,608,407	5,304,161	1,784,294	752,328	1,095,347	23,525,103	34,078,689
<i>Revenues Over(under) Exp</i>	(7,949)	570,646	272,056	310,853	(129,093)	(437,928)	(16,191,659)	(15,613,074)
Beginning Fund Balance	(325,036)	7,384,502	14,496,019	2,079,092	344,849	683,857	22,650,299	47,313,582
Ending Fund Balance*	\$ (332,985)	\$ 7,955,148	\$ 14,768,075	\$ 2,389,945	\$ 215,756	\$ 245,929	\$ 6,458,640	\$ 31,700,508

* Ending fund balance includes the following reserved amounts that can be spent only as indicated in the line description:

Debt Service Reserve	\$ -	\$ 7,927,002	\$ 13,382,141	\$ 2,274,979	\$ -	\$ -	\$ -	\$ 23,584,122
Capital Project Reserve	24,522	-	1,387,821	66,845	-	-	2,675,337	4,154,525
Inventory	850,000	-	-	-	-	-	3,250,523	4,100,523
Total Reserved Fund Balance	\$ 874,522	\$ 7,927,002	\$ 14,769,962	\$ 2,341,824	\$ -	\$ -	\$ 5,925,860	\$ 31,839,170

**Westminster Economic Development Authority
Obligations at 12/31/11**

	URA	Outstanding Balance as of 12/31/10	2011 Expense	Outstanding Balance as of 12/31/11
<i><u>Debt-Principal only</u></i>				
2009 WEDA Bonds	South Westminster	\$ 4,510,000	\$ 575,000	\$ 3,935,000
2009 WEDA Loan	N Huron	59,080,000	2,215,000	56,865,000
2009 WEDA Bonds	Mandalay	34,705,000	1,185,000	33,520,000
2009 WEDA Loan	South Sheridan	7,695,000	275,000	7,420,000
Total Debt		<u>\$ 105,990,000</u>	<u>\$ 4,250,000</u>	<u>\$ 101,740,000</u>
<i><u>Interfund loans</u></i>				
Gen Capital Improv Fund	Holly Park	\$ 1,125,000	\$ -	\$ 1,125,000
General Fund	Holly Park	120,000	-	120,000
Utility Fund	South Westminster	2,000,000	175,000	1,825,000
Total Interfund loans		<u>\$ 3,245,000</u>	<u>\$ 175,000</u>	<u>\$ 3,070,000</u>
	URA	Maximum Payable per EDA	2011 Expense	Outstanding liability as of 12/31/11
<i><u>Economic Development Agreement (EDA)</u></i>				
Lowe's HIW, Inc. - 136th Avenue location	N Huron	\$ 133,086	\$ 22,543	\$ -
Shoenberg Ventures assigned to Wal-Mart	South Sheridan	2,326,688	1,116,471	1,210,217
Total EDA		<u>\$ 2,459,774</u>	<u>\$ 1,139,014</u>	<u>\$ 1,320,760</u>



Information Only Staff Report
February 27, 2012



SUBJECT: Monthly Residential Development Report

PREPARED BY: Walter G. Patrick, Planner I

Summary Statement:

This report is for City Council information only and requires no action by City Council.

- The following report updates 2012 residential development activity per subdivision (please see attachment) and compares 2012 year-to-date totals with 2011 year-to-date totals.
- The table below shows an overall increase (300.0%) in new residential construction for 2012 year-to-date totals when compared to 2011 year-to-date totals (8 units in 2012 vs. 2 units in 2011).
- Residential development activity for the month of January 2012 versus January 2011 reflects an increase in single-family detached (8 units in 2012 versus 2 units in 2011), and no change in single-family attached, multiple family or senior housing (0 units in both years).

NEW RESIDENTIAL UNITS (2011 AND 2012)

UNIT TYPE	JANUARY		% CHG.	YEAR-TO-DATE		% CHG.
	2011	2012		2011	2012	
Single-Family Detached	2	8	300.0	2	8	300.0
Single-Family Attached	0	0	-	0	0	-
Multiple-Family	0	0	-	0	0	-
Senior Housing	0	0	-	0	0	-
TOTAL	2	8	300.0	2	8	300.0

Background Information:

In January 2012, Service Commitments were issued for 8 new housing units.

The column labeled “# Rem.” on the attached table shows the number of approved units remaining to be built in each subdivision.

Total numbers in this column increase as new residential projects (awarded Service Commitments in the new residential competitions), Legacy Ridge projects, build-out developments, etc. receive Official Development Plan (ODP) approval and are added to the list.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment – Residential Development Report

ACTIVE RESIDENTIAL DEVELOPMENT

Single-Family Detached Projects:

Bradburn (120th & Tennyson)
CedarBridge (111th & Bryant)
Country Club Highlands (120th & Zuni)
Countryside Vista (105th & Simms)
Huntington Trails (144th & Huron)
Hyland Village (96th & Sheridan)
Legacy Ridge West (104th & Leg. Ridge Pky.)
Lexington (140th & Huron)
Meadow View (107th & Simms)
Tuscany Trails (95th & Westminster Blvd.)
Ranch Reserve (114th & Federal)
Savory Farm Estates (109th & Federal Blvd.)
Shoenberg Farms (72nd & Sheridan)
Various Infill
Winters Property (111th & Wads. Blvd.)
Winters Property South (110th & Wads. Blvd.)

Dec-11	Jan-12	2011 YTD	2012 YTD	# Rem.*	2011 Total
1	1	0	1	33	10
0	0	0	0	3	0
0	1	0	1	95	0
0	0	0	0	9	0
5	2	0	2	61	44
0	0	0	0	105	0
0	0	0	0	2	2
0	0	0	0	3	0
0	0	0	0	0	0
2	1	1	1	20	14
0	0	0	0	0	0
0	0	0	0	24	0
0	3	1	3	34	9
0	0	0	0	10	0
0	0	0	0	8	0
0	0	0	0	10	0
8	8	2	8	417	79

Single-Family Attached Projects:

Alpine Vista (88th & Lowell)
Bradburn (120th & Tennyson)
CedarBridge (111th & Bryant)
Cottonwood Village (88th & Federal)
East Bradburn (120th & Lowell)
Eliot Street Duplexes (104th & Eliot)
Highlands at Westbury (112th & Pecos)
Hollypark (96th & Federal)
Hyland Village (96th & Sheridan)
Legacy Village (113th & Sheridan)
South Westminster (East Bay)
Shoenberg Farms
Summit Pointe (W. of Zuni at 82nd Pl.)
Sunstream (93rd & Lark Bunting)

0	0	0	0	84	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	62	0
0	0	0	0	117	0
0	0	0	0	10	0
0	0	0	0	0	0
0	0	0	0	20	0
0	0	0	0	153	0
0	0	0	0	54	0
0	0	0	0	58	0
0	0	0	0	28	20
0	0	0	0	58	0
0	0	0	0	14	0
0	0	0	0	658	20

Multiple-Family Projects:

Bradburn (120th & Tennyson)
Hyland Village (96th & Sheridan)
Mountain Vista Village (87th & Yukon)
Orchard Arbour Square
Prospector's Point (87th & Decatur)
South Westminster (East Bay)
South Westminster (Harris Park Sites I-IV)

0	0	0	0	233	0
0	0	0	0	54	0
0	0	0	0	144	0
0	0	0	0	244	300
0	0	0	0	24	0
0	0	0	0	28	0
0	0	0	0	6	0
0	0	0	0	733	300

Senior Housing Projects:

Covenant Retirement Village
Crystal Lakes (San Marino)
Legacy Ridge (112th & Federal)

0	0	0	0	0	0
0	0	0	0	7	0
0	0	0	0	91	0
0	0	0	0	98	0

TOTAL (all housing types)

8	8	2	8	1906	399
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* This column refers to the number of approved units remaining to be built in each subdivision.



WESTMINSTER

Staff Report



Information Only Staff Report
February 27, 2012

SUBJECT: Planning Division Activity for 2011

PREPARED BY: Jana Easley, Principal Planner

Summary Statement:

This report is for City Council information only and requires no action by City Council.

- This report provides the City Council with a summary of administratively approved projects processed during 2011, since not all projects approved by the City require a public hearing and Planning Commission or City Council review.
- The Westminster Municipal Code Sections 11-5-9(B) and 11-5-10(B) require that a report be provided to the City Council that describes administratively approved Preliminary and Official Development Plans (PDPs and ODPs).
- Staff also reports some of this information as specific projects are approved throughout the year in the City's Weekly Edition. However, this report summarizes the development projects during 2011.

Background Information:

In addition to the municipal code requirements to report on administratively approved Preliminary Development Plans and Official Development Plans, the Planning Division tracks activity levels in various areas and for performance measures. A list of the projects that were administratively approved are outlined in the attached table.

Highlights of the 2011 Planning Division activities are summarized below:

- Customer demand for development review services increased from the first to second half 2011 by 89%. In 2011, 92 ODPs (Official Development Plan) and PDPs (Preliminary Development Plan) and amendments and ODP waivers were completed administratively, nearly one and a half times more than in 2010.
- In 2011, staff held 254 informational meetings with customers interested in developing projects within the City. In comparison, during 2010, staff held 193 informational meetings. There was a 32% increase over 2010.
- The number of customer inquiries was 9,759 in 2011. This includes 867 walk-ins and 8,892 phone and e-mail requests. This figure is down slightly from 2010.
- There was no change in the number of business licenses reviewed in 2010 versus 2011; 317 business licenses were reviewed in each year.

The work the Planning Division performs supports all five of the City Council's goals of Financially Sustainable City Government Providing Exceptional Services; Safe and Secure Community; Strong, Balanced Local Economy; Vibrant Neighborhoods in One Livable Community; and Beautiful and Environmentally Sensitive City.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments

A - 2011 Administratively Approved Projects

2011 Administratively Approved Projects and Outside Referrals

Project Common Name	File Number	Location/Address	Project Type
	Subdivision, Filing, Block, Lot		
3 Margaritas patio	Westglenn 7 L2	9190 Wadsworth	Commercial
5735 W 98th Ave - VERIZON	Semper Gardens B45	5735 W 98 Ave	Cell
Lambertson Farms - 70 SFD homes	Broomfield Referral	136th & Huron	Residential
9505 Alkire Street	Jefferson County Referral	9505 Alkire Street	Residential
A And B Subdivision	Broomfield Referral	4660 W. 121st Avenue	Residential
Academy of Charter Schools- telecom	Academy of Charter Schools B01 L01	11800 Lowell Blvd	Telecom
ADA ramp	Northpark 8 B1 L2	10355 Federal	Commercial
Adams County Referral	Adams	5400 Sheridan Blvd #75 Arvada, CO 80002-7046	Commercial
Adams County Referral: Billboard	Adams	7850 Federal Blvd	Commercial
Adams County Referral: Code changes	Adams County	n/a	Code
Add crosswalk	Northridge at Park Centre 3rd Replat - L13A	12161 Park Centre Drive	Commercial
Adding stone and glass to entrance	Brundage Business Plaza	7396 N. Lowell Blvd.	Commercial
Amendment to clarify style of picket fence	Shoenberg Farms 12th Amendment	SEC 72nd Place and Depew	Residential
Arista KB Home	Broomfield	116th, between Wadsworth Pkwy & Wadsworth Blvd	Residential
Barn rehabilitation	Semper Farm	9215 Pierce St	Historic Preservation
Bowles House	Bowles House	3924 W 72nd Ave	Historic Preservation
Bradburn	Bradburn F04 B21 L20	11769 Perry St	Residential
Bradburn	Bradburn F05 B24 L01 & 11	11670 Osceola St (Lot 11) and 11639 Newton St (L01)	Residential
Bradburn	Bradburn, Filing 1, B1A, L1, B7A, L11	120th & Bradburn	Residential
Bradburn	Bradburn Filing 1 B01 L01, B04 L09-10 B07 L10-11 B11 L06 & 09-12	120th & Bradburn	Residential
Bradburn	Bradburn Filing 4 B21 L03 B22 L15-16	120th & Bradburn	Residential
Bradburn	Bradburn Filing 5 B24 L12-13, 16, 18-19 B25 L17-19	120th & Bradburn	Residential
Bradburn	Bradburn Filing 7 B26 L01-02, 04-06	120th & Bradburn	Residential
Bradburn-add windows to kitchen and dining room	Bradburn F05	11639 Newton Street	Residential
Canyon Reserve	Ranch F07 B01-02	2890 West 116th Place	Residential
Centura MOB, amendment to revise elevation of bldg.	Orchard Park Place	SWC I-25 and 144th Avenue	Commercial
Change elevation to Prairie	Bradburn 5	11670 Osceola Street	Residential
Change fence color from bronze to black	Church Ranch Crossing First Replat	8430 W. Church Ranch Blvd.	Institution
Change setback from 50 ft. to 48.6	Wandering View Subdivision F04 B01 L01	3013 W. 104th Avenue	Commercial
Comp Plan amendment	Broomfield	112th & Wadsworth	Residential
Costco Fuel Facility	Westminster Price Club/Costco	6370 W. 92nd	Commercial
Country Club Highlands	Country Club Highlands F01-02 Lots-Multi	NWC Zuni St & 120th Ave	Residential
Crazy 8 storefront remodel	Orchard 4th Replat F01 B01 L02D	14644 Orchard Pkwy.	Commercial
Cricket	Holy Trinity F01 B01 L01	7555 Federal Blvd	Telecom
Diamond Shamrock to Valero refacing	West 81st Place and Sheridan	8160 Sheridan Blvd	Commercial
Drury Inn, brick change and EIFS color change	Westminster Gateway	10393 Reed Street	Commercial
Encroachment into side setback on lots 19 & 20	Shoenberg Farms - B05 L19-20	72nd Place and Depew	Residential
England Park	NO SUBDIVISION	7190 Osceola St	Telecom
Extension for decommissioning of Safeway fuel pumps	Summit Square Shopping Center 1st Replat	8404 Federal Blvd.	Commercial
Go Fiat-paint & add architectural elements	North Mitsubishi Ltd	2929 W. 104th Avenue	Commercial
HQ covered parking	Tri-State B1 L1	1100 W. 116th Avenue	Commercial
Huntington Trails	Huntington Trails B4 L8-9	14275 Mariposa St & 14285 Mariposa St	Residential
Huntington Trails	Huntington Trails B00 L00	SW of 144th & Huron	Residential
Hyland Hills Golf Course-modification to cart barn and old concession stand	Hyland Hills Park & Rec District	9650 Sheridan	Institution
Hyland Hills Park and Recreation District - new clubhouse	Hyland Hills Park & Rec District	9650 Sheridan Blvd	Misc
Jefferson County Referral	Jefferson County	n/a	Misc
Jefferson County Referral	Jefferson County	4265 Kendrick St	Industrial
Jefferson County Referral	Jefferson County	10000 Alkire Street	Residential
Key Bank	Orchard at Westminster Filing 1 3rd Replat, B1 L2B	14412 Orchard Pkwy	Commercial
King Soopers	Northpark F08 B01 L01A	10351 Federal Blvd	Commercial
landscape changes	Tri-State B1 L1	1100 W. 116th Avenue	Commercial
Lease Renewal, Monopole, Fire Station #6	Park Center 1 B13, L2	999 W. 124th Ave	Telecom
LGS	Westmoor Technology Park 2nd Replat	11300 Westmoor Circle	Commercial
LIFE Fellowship	LIFE PUD Tract 5	11500 Sheridan Blvd	Institution
LIFE Fellowship	LIFE PUD	11500 Sheridan	Institution
M Fitness signage	Country Club Village F01 2nd Replat L02E	2861 W 120th Ave Westminster, CO 80234	Commercial
Maple Place Shed	Maple Place 2, B1L2	7443 Stuart Street	Residential
Mountainside Fitness	Country Club Village Filing 1, 2nd Replat B01 L02E	8261 West 120th Avenue	Commercial
Murphy Oil gas station	Broomfield	121st & Vrain	Commercial
New Cingular equipment upgrade	Amps MTSO B1 L2	7195 Newton St	Telecom
New RTU due to interior remodel	Ball Campus 1st Replat, L9A	9675 W. 108th Cir	Commercial
new screen wall	Park Centre 1st Replat F1	12300 Pecos Street	Industrial

2011 Administratively Approved Projects and Outside Referrals

Project Common Name	File Number	Location/Address	Project Type
Noah's Center	Bradburn 12 Replat F01 B16 L11	11885 Bradburn Blvd	Commercial
Noah's Center- revisions	Bradburn 12 Replat F01 B16 L2A now L11	11885 Bradburn Blvd	Commercial
Northpark Plaza wall sign amendment	Northpark 1st Replat	10343-10355 Federal Blvd.	Commercial
Office Depot	Westfield F01 L10	9349 Sheridan Blvd	Commercial
Orchard F04	Orchard at Westminster F04 B01 L01	532-576 W 148th Ave / 14739-14761 Orchard Pkwy	Commercial
paint color change, awnings	Westminster Square	3031 W. 74th Avenue	Commercial
Panorama Pointe Senior Housing	Panorama Pointe B1, L1	8310 Clay Street	Residential
Park/playground equipment	Shoenberg Farms	73rd Avenue & Depew	Residential
Parking correction	Westmoor Tech Park 1st Replat	10225 Westmoor Drive	Commercial
Proposed new lot lines	Bradburn 11th Replat	120th & Bradburn	Residential
Quail Crossing Comm. Add planting beds...	Quail Crossing Commercial	SWC 136th Ave & Huron	Commercial
Quail Crossing Commercial	Quail Crossing Commercial Filing 1 - Lots 1, 3, 4, 5, 6	SWC 136th Ave & Huron Street	Commercial
Quail Crossing Commercial	Quail Crossing Commercial Filing 1 - Lot 2	13511 Huron Street	Commercial
Quail Crossing Commercial-move monument sign	Quail Crossing Commercial Lot 4 & 5	SWC 136th & Huron	Commercial
Quaker Steak	Westminster Gateway - Lot 2	10392 Reed St	Commercial
Replace equipment, Monopole, Fire Station #6	(Park Center 1) B13, L2	999 W. 124th Ave	Telecom
request to lower roof pitch for green roof	Huntington Trails B12 L7	1180 Huntington Trails Pkwy	Residential
Revisions to site and architectural details	Shoenberg Farms B multi L multi	NE of 72nd and Depew	Residential
Rezoning Application	Jefferson County	9505 Alkire Street	Residential
Setback variance	Adams County	7870 Federal	Commercial
Shoenberg Farms 6-foot fence	Shoenberg Farms B06, L06	5558 W. 72nd Drive	Residential
Site approval for modular bldg/class room	Jefferson County	9955 Yarrow	Institution
Solaire Shoppes	Harlan Commercial Center B01 L01, 03-04	NWC 88th Ave & Harlan St	Commercial
Super 8 Motel roof materials	Brutger Woods, Lot A	12055 Melody Drive	Commercial
The Academy- revisions	Northridge at Park Centre, 3rd Replat	NWC Park Centre Drive and Tejon St.	Institution
Tri-State Generation	Tri-State B01 L01	1100 W 116th Ave	Commercial
Tuscany Trails Changes to sidewalk and house plans	Park Place, Filing 01	95th Avenue and Westminster Blvd.	Residential
Tuscany Trails/Park Place	Park Place F01	95th & Westminster Blvd	Residential
US Post Office	Wandering View Flg 4, B02 L00 (original ODPW 11-005)	3051 W 105th Dr	Telecom
Vacant Lots-sidewalk deletion	Church Ranch Crossing 01 Replat - L01-03	8430 8470 8510 Church Ranch Blvd	Commercial
Valero	Gulf Oil Tract No 1	505 w 120th Ave	Commercial
Valero	Diamond Shamrock Corner Store B1, L1	7605 Church Ranch Blvd.	Commercial
Valero	Westfield F01 L03	9489 Sheridan Blvd	Commercial
Verizon-paint and landscape changes	Amps M.T.S.O.	7195 Newton	Telecom
Village Creek Apts. Remove water feature/lilies	Westglenn	9052 Vance St.	Residential
Village Creek at Brookhill - remove windows on clubhouse, add ext. lights, add gas meter...	Westglenn 3 Village Creek	9052 Vance St.	Residential
Village Inn - roof paint changes	Silo Business Park F2 B01 L01	9000 Yukon Street	Commercial
Village Inn - roof paint changes	Kelman F02 B01 L01	395 W 120th Ave	Commercial
Wal-Mart	Westfield F01 3rd Replat L02	9499 Sheridan Blvd	Commercial
Westminster City Center	Westminster City Center F03 1st Replat B01 L01A	9450 Sheridan Blvd	Commercial
Westminster Fire Station No 1	(Harris Park) B40 L1	3948 W 73rd Ave	Telecom
Westminster Fire Station No 6 - AT&T, new equipment	Park Centre F01 B13 L02	999 W 124th Ave	Telecom
Westminster Plaza	Westminster Plaza L9 & 10	NWC 72nd & Federal	Commercial
Whisper Ridge	Legacy Ridge West F04	104th Dr & Newton Loop	Residential
Windings	Windings 2nd Replat B4 L28	10304 Meade Loop	Residential



WESTMINSTER

Westminster Economic Development Authority

TO: The Westminster Economic Development Authority Board Members

DATE: February 22, 2012

SUBJECT: WEDA Post Meeting Agenda for February 27, 2012

PREPARED BY: J. Brent McFall, Executive Director

Please Note: WEDA Study Sessions and Post meetings are open to the public, and individuals are welcome to attend and observe. WEDA was created by the Westminster City Council for the purpose of moving forward with strategic redevelopment of key areas of the City. WEDA Study Sessions and Post meetings are not intended to be interactive with the audience, as this is time set aside for WEDA Board Members to receive information, make inquiries, and to provide Staff with policy direction.

ROLL CALL

PRESENTATIONS

None at this time.

EXECUTIVE SESSION

1. Discussion of strategy and progress on negotiations related to the Westminster Urban Center Redevelopment and the possible sale, acquisition, trade or exchange of property interests, including future leases, and provide instructions to the Authority's negotiators as authorized by CRS 24-6-402 (4)(a) and 24-6-402(4)(e). ~**Verbal**

Items may come up between now and Monday night. The WEDA Board will be apprised of any changes to the agenda.

Respectfully submitted,

J. Brent McFall
Executive Director