AGENDA
LAKEWOOD REINVESTMENT AUTHORITY
SPECIAL MEETING
HYBRID MEETING
MARCH 28, 2022
IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

To watch the LRA meeting live, please use either one of the following links:

City of Lakewood Website: https://www.Lakewood.org/CouncilVideos
Lakewood Speaks: https://lakewoodspeaks.org/

To join the Lakewood Reinvestment Authority Meeting for Public Comment:

By Computer: https://lakewood.zoom.us/j/87017960123
By iPad, iPhone, or Android device on the Zoom App, enter webinar ID: 870 1796 0123
By Telephone: 720-707-2699
Webinar ID: 870 1796 0123, #
Participant ID: #
Press *9 to Request to Speak, you will be prompted when to speak.
Press *6 to Unmute

The Lakewood Reinvestment Authority does not discriminate on the basis of race, age, national origin, color, creed, religion, sex, sexual orientation or disability in the provision of services. People with disabilities needing reasonable accommodation to attend or participate in a City service program, can call 303-987-7080 or TDD 303-987-7057. Please give notice as far in advance as possible so we can accommodate your request.

ITEM 1 – CALL TO ORDER

ITEM 2 – ROLL CALL

ITEM 3 – PUBLIC COMMENT

CONSENT AGENDA

ITEM 4 – APPROVAL OF MINUTES OF LAKEWOOD REINVESTMENT AUTHORITY

Lakewood Reinvestment Authority Board Meeting January 24, 2022

END OF CONSENT AGENDA
RESOLUTIONS

ITEM 5 – RESOLUTION LRA 2022-3 A RESOLUTION AUTHORIZING A SUPPLEMENTAL APPROPRIATION TO THE 2022 LAKEWOOD REINVESTMENT AUTHORITY ANNUAL BUDGET IN THE AMOUNT OF $85,000.00 FOR THE COMPLETION OF THE WEST COLFAX SCULPTURE WALK ON THE SOUTHWEST CORNER OF COLFAX AVENUE AND WADSWORTH BOULEVARD

ITEM 6 – ADJOURNMENT
ITEM 1 - CALL TO ORDER
View video recording here
Chairman Adam Paul called the VIRTUAL MEETING to order at 8:33 p.m.

ITEM 2 - ROLL CALL
Members in attendance: Chairman Adam Paul presiding
Charley Able
Barb Franks
Mary Janssen
Sophia Mayott-Guerrero
Richard Olver
Jeslin Shahrezaei
Anita Springsteen
Rebekah Stewart
Wendi Strom
Sharon Vincent

ITEM 3 – PUBLIC COMMENT
View video recording here
Public Comment received via telephone/in person:
Unknown – Asked if the City Council Planning Session was virtual or in person.
Public Comment received via Lakewood Speaks: None.

CONSENT AGENDA
View video recording here

ITEM 4 – RESOLUTION LRA 2022-1 DESIGNATING THE PUBLIC PLACE FOR POSTING NOTICES, PURSUANT TO C.R.S. § 24-6-402, OF PUBLIC MEETINGS OF THE LAKEWOOD REINVESTMENT AUTHORITY FOR THE YEARS 2022 AND 2023

ITEM 5 – APPROVAL OF MINUTES OF LAKEWOOD REINVESTMENT AUTHORITY
Lakewood Reinvestment Authority Board Meeting October 25, 2021
END OF CONSENT AGENDA

Motion:
Vice Chair Sharon Vincent made a motion to adopt Resolution LRA 2022-1. It was seconded by.
Commissioner Janssen made a motion, it was seconded. The motion and second were withdrew.

Commissioner Janssen made a motion to amend the resolution that notice would be posted in conformance with the CRS, in the atrium and online. It was seconded.

Vote on amendment:
AYE: Paul, Able, Franks, Janssen, Mayott-Guerrero, Olver, Shahrezaei, Springsteen, Stewart, Strom, Vincent
NAY: None.

Result:
Approved 11 - 0, the motion passed.

Motion:
Vice Chair Sharon Vincent made a motion to adopt Resolution LRA 2022-1, as amended. It was seconded.

Vote on Resolution LRA 2022-1, as amended:
AYE: Paul, Able, Franks, Janssen, Mayott-Guerrero, Olver, Shahrezaei, Springsteen, Stewart, Strom, Vincent
NAY: None.

Result:
Approved 11 - 0, the motion passed.

Motion:
Vice Chair Sharon Vincent made a motion to approve Item 5. It was seconded.

Vote on Item 5:
AYE: Paul, Able, Franks, Janssen, Mayott-Guerrero, Olver, Shahrezaei, Springsteen, Stewart, Strom, Vincent
NAY: None.

Result:
Approved 11 - 0, the motion passed.
RESOLUTIONS

ITEM 6 – RESOLUTION LRA 2022-2 A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT, THE CITY OF LAKEWOOD AND THE LAKEWOOD REINVESTMENT AUTHORITY (LRA) FOR THE MAINTENANCE OF THE ALAMEDA STREETSCAPE IMPROVEMENTS

Public Comment received via telephone/in person: None.

Public Comment received via Lakewood Speaks: None.

Motion:
Vice Chair Sharon Vincent made a motion to adopt Resolution LRA 2022-2. It was seconded by.

Vote on Resolution LRA 2022-2:
AYE: Paul, Able, Franks, Janssen, Mayott-Guerrero, Olver, Shahrezaei, Springsteen, Stewart, Strom, Vincent
NAY: None.

Result:
Approved 11 - 0, the motion passed.

ITEM 7 – ADJOURNMENT

There being no further business to come before the Authority, Chairman Burkholder adjourned the meeting at 8:51 p.m.

Submitted by

Michele Millard, Interim LRA Clerk
STAFF MEMO

DATE OF COUNCIL MEETING: MARCH 28, 2022 / AGENDA ITEM NO. 5

To: LRA Board Chair & Commissioners

From: Robert Smith, LRA Executive Director, 303-987-7732

Subject: SUPPLEMENTAL APPROPRIATION TO THE 2022 LRA BUDGET – WEST COLFAX SCULPTURE WALK

SUMMARY STATEMENT: The approval of Resolution LRA 2022-3 will add a supplemental appropriation and expenditure to the 2022 LRA Budget for the completion of the West Colfax Sculpture Walk located at the SWC of Colfax Avenue and Wadsworth Boulevard. The project will mitigate blighting conditions on the specific site and positively add to the overall aesthetic improvements of the area. The West Colfax Sculpture Walk will transform an empty, dirt-filled, remnant, corner lot into an urban amenity for pedestrians, and a showcase for public art.

BACKGROUND INFORMATION:

☐ The southwest corner of Colfax Avenue and Wadsworth Boulevard is a highly visible, vacant, remnant parcel of land located in the West Colfax Avenue Corridor Reinvestment Area (Urban Renewal Area).

☐ Presently, this parcel has a faulty lot layout in relation to size, adequacy, accessibility, and usefulness. It is virtually impossible to develop or construct a commercial project on this parcel consistent with the zoning and access to the parcel.

☐ The City owns this parcel and will continue to own it, after the Sculpture Walk is constructed.

☐ The West Colfax Sculpture Walk is a placemaking idea born out of the continuing collaboration between the West Colfax Community Association (WCCA), the Lakewood-West Colfax Business Improvement District (BID), the City, and the Lakewood Reinvestment Authority (LRA).

☐ The WCCA and the BID submitted a concept to the city through the Neighborhood Participation Program (NPP). This program encourages neighborhood organizations to apply for funding to build projects they believe would make a difference in improving their neighborhood.

☐ City Council and staff supported the concept and approved NPP funding for the project in 2019.

☐ The WCCA and the BID have contributed donations to the development of this unique space as well.

☐ In addition to NPP funding from Lakewood and donations from partner organizations, it was envisioned additional donations could be raised from corporate and community sponsors beginning in 2020.
In 2020, business closures, corporate uncertainty and economic calamity rendered additional fund raising for this project unsuccessful. Covid-19 mitigations in 2020 and 2021 saw many businesses fighting for their survival.

Phases of the construction will incorporate in-kind services, as well as volunteers donating their time as part of a community build.

Major Elements of the West Colfax Sculpture Walk
- Six raised planters constructed using ‘gabion’ construction techniques, which are essentially wire cages filled with rocks. Gabions have a long history of use, creating durable and inexpensive structures with great versatility.
- Three round gabions with steel platforms for sculptures.
- One large ‘tree sculpture’ permanently placed in a central gabion structure.
- Large boulders for seating.
- Ongoing maintenance of the West Colfax Sculpture Walk will be provided by the West Colfax Community Association, the Lakewood-West Colfax Business Improvement District and neighborhood volunteers.
- Two light poles with LED fixtures to light sculptures and provide security.
- Crushed granite ground surface.
- Water hydrant and hose in lockable enclosure to water plants.

The primary mission of the Lakewood Reinvestment Authority is to mitigate blighting conditions within Urban Renewal Areas designated by Lakewood City Council under the authorization of C.R.S. § 31-25-101 et seq.

The LRA Board of Commissioners approved the 2022 LRA Budget on October 25, 2021.

The LRA Board of Commissioners is allowed to make supplemental appropriations, by resolution, during the fiscal year for unanticipated expenditures required for the operation of the Lakewood Reinvestment Authority, using monies from the Lakewood Reinvestment Authority Fund.

The Lakewood Reinvestment Authority Fund has sufficient monies to appropriate and expend this supplemental appropriation.

Approval of the LRA Board of Commissioners is required for any unbudgeted purchase or any purchase of more than fifty thousand dollars;

BUDGETARY IMPACTS: Approval of LRA Resolution 2022-3 will result in a supplemental appropriation and expenditure within the LRA 2022 Budget

STAFF RECOMMENDATIONS: Staff believes the blight mitigation the Colfax Sculpture Walk will provide is substantial, worthwhile and effective. Staff recommends approving LRA Resolution 2022-3

ALTERNATIVES:
- The LRA Board may choose not to approve LRA Resolution 2022-3
- The LRA Board may choose to approve LRA Resolution 2022-3 with amendments
PUBLIC OUTREACH:

- Public support for this project began with the submission of the Neighborhood Participation Grant in 2019.
- This project has been presented at several public meetings over the last two years and has been featured on the City’s Website ([www.lakewood.org/Government/Departments/Community-Resources/Projects/West-Colfax-Sculpture-Walk](http://www.lakewood.org/Government/Departments/Community-Resources/Projects/West-Colfax-Sculpture-Walk))
- Consideration of Resolution LRA 2022-3 and the LRA’s Board of Commissioners’ Meeting has been properly noticed.

NEXT STEPS: If approved, the next phases of the Sculpture Walk’s construction will begin as soon as possible. Community build phases of this activity will be scheduled as an ongoing part of construction management.

ATTACHMENTS:  
- Resolution LRA 2022-3  
- West Colfax Sculpture Walk Project Sheet

REVIEWED BY:  
Kathleen E. Hodgson, City Manager  
Benjamin B. Goldstein, Deputy City Manager  
Alison McKenney Brown, General Counsel to the LRA  
Holly Bjorklund, LRA Treasurer
WEST COLFArx SCULPTURE WALK

Ever trees Model
LRA 2022-3

A RESOLUTION

A RESOLUTION AUTHORIZING A SUPPLEMENTAL APPROPRIATION TO THE 2022 LAKEWOOD REINVESTMENT AUTHORITY ANNUAL BUDGET IN THE AMOUNT OF $85,000.00 FOR THE COMPLETION OF THE WEST COLFAX SCULPTURE WALK ON THE SOUTHWEST CORNER OF COLFAX AVENUE AND WADSWORTH BOULEVARD

WHEREAS, the City of Lakewood (the “City”) owns a remnant parcel of vacant land located in the West Colfax Avenue Corridor Reinvestment Area (the “West Colfax Reinvestment Area”) at the southwest corner of Colfax Avenue and Wadsworth Boulevard (the “Property”);

WHEREAS, the Property is highly visible, but has a difficult lot layout in relation to size, adequacy, accessibility and usefulness, making it exceptionally difficult to develop a commercial project consistent with the zoning and access to the Property;

WHEREAS, the West Colfax Community Association (the “WCCA”) and the Lakewood-West Colfax Business Improvement District (the “BID”) jointly submitted a concept to the City through the City’s Neighborhood Participation Program (“NPP”) to use the Property for a “sculpture walk” showcasing public art (the “West Colfax Sculpture Walk”), and the City approved NPP funding for the project in 2019;

WHEREAS, the WCCA and the BID have donated to the project, but planned additional funding from local businesses failed to materialize in the wake of the COVID-19 pandemic;

WHEREAS, the West Colfax Community Association, the Lakewood-West Colfax Business Improvement District and neighborhood volunteers will provide ongoing maintenance for the West Colfax Sculpture Walk;

WHEREAS, the primary mission of the Lakewood Reinvestment Authority (LRA) is to mitigate blighting conditions within urban renewal areas designated by the Lakewood City Council under the authorization of C.R.S. §§ 31-25-101, et seq.;

WHEREAS, the LRA Board of Commissioners (the “Board”) desires to provide the remaining funding for the West Colfax Sculpture Walk as part of the LRA’s mission to mitigate blight within the West Colfax Reinvestment Area;

WHEREAS, the LRA Board of Commissioners is authorized to make supplemental appropriations during the fiscal year for unanticipated expenditures required for the operation of the LRA, using monies from the Lakewood Reinvestment Authority Fund (“LRA Fund”);

WHEREAS, the Board approved the 2022 LRA Budget on October 25, 2021;
WHEREAS, the LRA Fund has sufficient monies for this supplemental appropriation; and

WHEREAS, approval of the Board is required for any unbudgeted purchase or any purchase of more than fifty thousand dollars.

NOW, THEREFORE, BE IT RESOLVED by the Lakewood Reinvestment Authority Board of Commissioners that:

SECTION 1. Appropriation and Expenditure. Eighty-Five Thousand and 00/100s dollars ($85,000.00) for fiscal year 2022 is hereby appropriated, and the expenditure thereof is hereby authorized, for the purpose of completing the West Colfax Sculpture Walk on the southwest corner of Colfax Avenue and Wadsworth Boulevard.

SECTION 2. Effective Date. This resolution shall take effect immediately upon signature after approval.

INTRODUCED, READ AND ADOPTED by a vote of ____ for and ____ against at a hybrid regular meeting of the Lakewood Reinvestment Authority held on March 28, 2022, at 7 o’clock p.m., at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

_________________________________________
Adam Paul, Chair

ATTEST:

__________________________
Michele Millard, Acting LRA Clerk

APPROVED AS TO FORM:

__________________________
Alison McKenney Brown, LRA General Counsel
LRA Resolution 2022-3
Supplemental Budget Appropriation

March 28th, 2022
The approval of Resolution LRA 2022-3 will add a supplemental appropriation and expenditure to the 2022 LRA Budget for the completion of the West Colfax Sculpture Walk located at the SWC of Colfax Avenue and Wadsworth Boulevard.

The project will mitigate blighting conditions on the specific site and positively add to the overall aesthetic improvements of the area.
Funds for this project will come from the LRA Fund – West Colfax Avenue Corridor Reinvestment Area, not the General Fund
West Colfax Sculpture Walk

LRA Resolution 2022-3
Colfax Sculpture Walk

LRA Resolution 2022-3
Questions and Discussion