

City Manager's Office

About the City Manager's Office

The City of Wheat Ridge functions within a Council-Manager form of government, which combines the strong political leadership of elected officials with the strong managerial experience of an appointed manager. The Council-Manager form of government was created to fight corruption and unethical behavior by fostering professionalism, transparency, responsiveness and accountability. It promotes citizen representation and supports the political direction of an elected City Council through the administrative guidance of an appointed City Manager. The City Manager supervises the delivery of public services and implements public policy approved by the Council.

The Economic Development Manager reports to the City Manager and serves as the Executive Director to Renewal Wheat Ridge. The City Manager, Director of Community Development and Economic Development Manager work collectively to promote and market Wheat Ridge, retain and attract retail activity, rehabilitate underutilized commercial corridors, and increase primary job opportunities.



City Manager Patrick Goff



Kipling Ridge Groundbreaking

2015 Budget Priorities

- Engage development and redevelopment opportunities throughout the City
- Prioritize critical public works and parks and recreation infrastructure projects for funding and construction
- Develop financing strategy for the Ridge at 38 streetscape project and initiate construction

City Manager's Office



City Manager's Office

01-106

Core Business

- Provide overall administration for City in accordance with City Council policies and issues
- Manage and supervise departments, agencies and offices to achieve goals with available resources
- Provide oversight in preparation and execution of budget
- Manage and direct economic development programs within the City of Wheat Ridge
- Provide effective communication with City Council and citizens
- Ensure organizational expectations are incorporated into daily work processes

2014 Strategic Accomplishments

- Finalized negotiations and City approvals for the redevelopment of the S.W. corner of 38th and Kipling into a mixed-use, sales tax generating commercial development, anchored by a Sprouts Farmers Market
- Facilitated the initial redevelopment negotiations of the S.W. corner of 38th and Wadsworth to include 80,000 square feet of new retail and 37 residential units
- Initiated a new traffic study with CDOT and the FHWA and negotiations with a developer for the completion of the Clear Creek Crossing project as a prime commercial development site
- Facilitated a community outreach initiative including a phone poll and community meetings which resulted in the submittal of a sales and use tax increase question on the November 2014 ballot
- Continued implementation of the 38th Avenue Corridor Plan to redevelop 38th Avenue as the City's main street

2015 Strategic Priorities

- Finalize negotiations and City approvals for the redevelopment of the S.W. corner of 38th and Wadsworth
- Negotiate development agreement with developer for the Clear Creek Crossing site
- Develop a financing strategy for the Ridge at 38 streetscape project and initiate construction of a new main street
- Develop code enforcement strategic plan to address code enforcement concerns throughout all sectors of the City
- Prioritize critical public works and parks and recreation infrastructure improvements and work with financial advisor and bond counsel to issues bonds for those projects

City Manager's Office

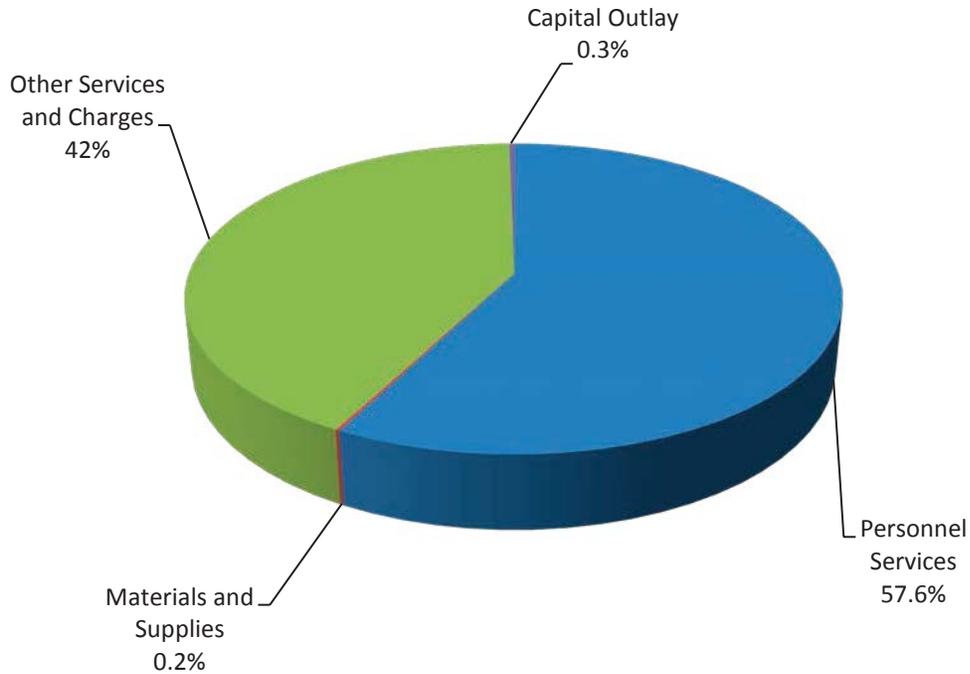
Staffing and Financial Summary

01-106

	2012 Authorized	2013 Authorized	2014 Authorized	2015 Authorized
City Manager	1	1	1	1
	1	1	1	1

	2013 Actual	2014 Adjusted	2014 Estimated	2015 Adopted
Personnel Services	\$175,305	\$180,920	\$180,920	\$197,447
Materials and Supplies	\$222	\$600	\$500	\$600
Other Services and Charges	\$49,345	\$94,846	\$71,832	\$143,685
Capital Outlay	\$0	\$0	\$0	\$1,000
	\$224,872	\$276,366	\$253,252	\$342,732

Total 2015 Budget by Object



Economic Development

01-105

Core Business

- Retention, expansion and attraction of business
- Assist in site location, development, and building requirements
- Marketing of City and its economic development programs

2014 Strategic Accomplishments

- Continued to develop programs to attract business to the City, including enhanced incentives and changes to ordinances affecting the City's incentive programs
- Continued to develop opportunities and vision for Transit Oriented Development (TOD)
- Strengthened communications and contact with Wheat Ridge businesses via the annual Business Walk, awards ceremony, welcome letter, personal site visits
- Conducted retention calls with Jeffco Economic Development Council members
- Continued to work with City Council on vision for 38th Avenue while working with other City districts to strengthen business
- Negotiated with developers on Kipling Ridge, at 38th and Kipling
- Purchased a contaminated site at 38th and Yukon Court and began the remediation process for eventual sale to a private developer
- Began process to rezone and sell the property at the northeast corner of 44th and Kipling for future development
- Located six sites for Phase I and Phase II contamination testing utilizing the Brownfields assessment grant funds
- Worked with development community on key development sites in Wheat Ridge
- Completed negotiations for the purchase of Lot 1 and Lot 3 in Town Center North while assisting Wazee Partners in a successful tax credit application process with CHFA
- Initiated and developed a marketing logo and plan for the 29th Avenue Marketplace

2015 Strategic Priorities

- Continue development of Kipling Ridge, Wheat Ridge Corners and the Town Center Apartments-Phase II
- Assure remediation compliance and negotiate a sale of the property at 38th and Yukon Court
- Continue monitoring and proper accounting for ESTIP and BDZ agreements
- Develop a plan with Renewal Wheat Ridge for utilization of 38th Avenue TIF funds
- Coordinate efforts with property owner and staff for rezoning and sale of 44th and Kipling
- Prepare for the 2016 opening of the Gold Line
- Begin development of Clear Creek Crossing

Economic Development

Staffing and Financial Summary
01-105

	2012 Authorized	2013 Authorized	2014 Authorized	2015 Authorized
Economic Development Manager	1	1	1	1
	1	1	1	1

	2013 Actual	2014 Adjusted	2014 Estimated	2015 Adopted
Personnel Services	\$112,253	\$111,447	\$110,947	\$110,947
Materials and Supplies	\$5,333	\$5,850	\$5,850	\$7,650
Other Services and Charges	\$1,065,310	\$3,541,450	\$3,213,612	\$1,218,735
Capital Outlay	\$0	\$0	\$0	\$0
	\$1,182,896	\$3,658,747	\$3,330,409	\$1,337,332

Total 2015 Budget by Object

