



REGULAR MEETING OF THE AURA BOARD OF COMMISSIONERS
5601 Olde Wadsworth Boulevard, Ste. 210, Arvada, Colorado
7:00 p.m., Wednesday, January 6, 2016

AGENDA

REGULAR MEETING – 7:00 P.M.

1. Call to Order
2. Moment of Reflection and Pledge of Allegiance
3. Roll Call of Members
4. Approval of the Summary of Minutes
5. Public Comment of Issues not scheduled for Public Hearing – Three Minute Limit
6. Public Hearing – None
7. Study Session - None
8. Old Business - None
9. New Business - None
10. Development Update - None
11. Public Comment – Five Minute Limit
12. Comments from Commissioners - None
13. Committee Reports - None
14. Staff Reports - None
15. Executive Session - Personnel
16. Adjournment

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, DECEMBER 2, 2015
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

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REGULAR MEETING

1. **Call to Order** – Chair Fred Jacobsen called the meeting to order at 2:01 p.m.
2. **Moment of Reflection and Pledge of Allegiance**
3. **Roll Call of Members:** Chair Fred Jacobsen, Vice Chair Alan Parker, Treasurer Tony Cline, Commissioners Page Bolin, Michelle DeLaria, Moni Piz Wilson, Marc Williams

Commissioner Parker moved to excuse Michelle DeLaria.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Bolin, Piz Wilson, Williams

Absent: Michelle DeLaria

The Motion was approved.

AURA staff present: Maureen Phair, Executive Director; Mike Polk, Legal Counsel; Clark Walker, Redevelopment Manager; Carrie Briscoe, AURA Coordinator; Peggy Salazar, Administrative Specialist

4. **Approval of Minutes**

The Summary of Minutes of the AURA Board meetings on November 4, 2015 and November 18, 2015, stands approved as submitted.

5. **Public Comment on Issues Not Scheduled for Public Hearing – Three Minute Limit**

None.

6. **Public Hearing**

None.

7. **Study Session**

None.

8. **Old Business**

Trammell Crow Development and Disposition Agreement – Final

Maureen Phair summarized the terms of the agreement. Final form of the agreement was presented. Commissioners Parker and Bolin raised questions concerning the reserve amount from the TIF. Maureen Phair stated no reserve and explained that financing is to be determined. Mike Polk also noted that their financing is subject to AURA approval.

Commissioner Bolin moved that the Arvada Urban Renewal Authority Board approve the Disposition and Development Agreement between the Arvada Urban Renewal Authority and TC Denver Development, Inc.

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The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Bolin, Piz Wilson, Williams

Absent: Michelle DeLaria

The Motion was approved.

9. New Business

None.

10. Development Update

Maureen Phair provided an update on the activities and undertakings of AURA.

Walmart – Site demolition is nearly finished. Walmart is still planning on breaking ground Spring 2016.

Ralston Creek North – Planning on breaking ground in June 2016. Notice to Vacate issued to Triangle Liquors and ACE Cash Express on December 1, 2015. Closing of the purchase of the Ralston Road Café to occur on December 18, 2015. It was noted that there is no cross-access easement to the Firestone property. Loftus is no longer pursuing a lease with 24Hour Fitness at the Safeway site in Ralston Creek North. Loftus is looking to negotiate with a small grocer.

Park Place Olde Town – They are working day and night to open 100% of the units by the end of the year.

Solana – Site is nearly cleared. First units to come online Spring 2017.

Hilton Garden Inn – Property sale to close on December 18, 2015. Hotel estimated to open first quarter of 2017. Commissioner Cline noted an invitation to the AURA Board and Staff from the Vineyard Church that Sunday.

11. Public Comment – Five Minute Limit

None.

12. Comments from Commissioners

Commissioner Williams reported on his attendance at the Special District Leadership Conference. He also stated that King Soopers will be coming to the Candelas neighborhood soon.

Commissioner Parker gave an update on the AEDA Board. Commissioner Parker asked Maureen Phair to make a presentation on how Urban Renewal works with the AEDA members. Maureen Phair would be happy to make a presentation.

Commissioner Cline apologized for missing the City of Arvada's Mayor and Council swearing-in. He also asked a question about the status of the old Griff's property. Maureen Phair believes that the developer is going to put in a unique product. Mike Polk commented that the owner has been a good corporate citizen and is leasing out parking to the City of Arvada for public parking.

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Maureen Phair reported that the McDonald's property closing is expected in January. She also mentioned that the buyer is attempting to buy adjacent properties.

13. Committee Reports

None.

14. Staff Reports

Maureen Phair talked about the AURA Christmas Party.

Maureen Phair reviewed the 2015 board attendance. Commissioner Cline commented that Jacobsen's and his absence should be excused. Staff will correct.

Maureen Phair will be giving a presentation about Transportation Orientated Developments to the Land Use committee on December 3, 2015.

Mike Polk asked the Board to entertain a motion to authorize the AURA Executive Director to execute and deliver closing documents and deeds for the purchase of the Ralston Road Café and the sale of the Brooklyn properties.

Commissioner Williams moved to authorize the AURA Executive Director to execute and deliver closing documents and deeds for the purchase of the Ralston Road Café and the sale of the Brooklyn properties.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Bolin, Piz Wilson, Williams

Absent: Michelle DeLaria

The Motion was approved.

Mike Polk reported that the Jefferson Center Metropolitan District (JCMD) refinanced their debt reducing their interest rate and debt on December 1, 2015. AURA and the City of Arvada issued an opinion letter at the expense of JCMD.

Mike Polk met with Nancy Ford to discuss AURA. He provided her with some documentation including the intergovernmental agreement. Maureen Phair is also going to meet with her in early January.

15. Executive Session

Commissioner Williams moved to convene into Executive Session to discuss land sales and negotiations and to review the Summary of Minutes of the Executive Session of November 4, 2015.

Mike Polk said that the topics for discussion are provided for in CRS 24-6-402(4)(a).

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Bolin, Piz Wilson, Williams

Absent: Michelle DeLaria

The Motion was approved.

The AURA Board convened into the Executive Session at 2:48 p.m. and reconvened into the Regular Meeting at 3:12 p.m.

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Regular Meeting

Commissioner Parker moved that the Arvada Urban Renewal Authority Board of Commissioners approve the Summary of Minutes for the Executive Session of November 4, 2015.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Bolin, Piz Wilson, Williams

Absent: DeLaria

The Motion was approved.

16. Adjournment

The meeting was adjourned by Chair Jacobsen at 3:12 p.m.

Fred Jacobsen, Chair

ATTEST:

Maureen Phair, Executive Director

Carrie Briscoe, Recording Secretary