
**SUMMARY OF MINUTES OF SPECIAL MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, JANUARY 7, 2020
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 1

REGULAR MEETING

1. **Call to Order** – Chair Fred Jacobsen called the meeting to order at 2:00 p.m.

2. **Moment of Reflection and Pledge of Allegiance**

3. **Roll Call of Commissioners:** Chair Fred Jacobsen, Vice Chair Alan Parker, Treasurer Sue Dolan, Commissioners Tony Cline, Moni Piz Wilson, Tim Steinhaus, Marc Williams

AURA staff present: Maureen Phair, Executive Director; Corey Hoffmann, Legal Counsel; Carrie Briscoe, Project Manager

Also present: Richard Sapkin, Edgemark; Edgemark staff and consultants; and one guest.

4. **Old Business**

None

5. **New Business**

A. **Tabernacle Church** – Richard Sapkin, Principal, Edgemark

Maureen Phair stated the purpose of the meeting was to hear from the developer and their plans for the church. Furthermore, she explained that the AURA Board would not make any decisions today about participating in the project, but rather, discuss whether the Board is interested in vetting the need for AURA to participate in it.

Chair Jacobsen disclosed that he previously had an agreement with this developer to purchase a property he owned, but the agreement was terminated and a different buyer purchased his property. He stated this previous relationship would not have any bearing on his decisions to potentially participate in this church project.

AURA Board, Staff, and others attending the meeting walked to the Tabernacle Church for a tour.

Following the tour, all meeting attendees reconvened at AURA's office for a presentation by Richard Sapkin with Edgemark. Mr. Sapkin's proposal included the following highlights:

- The church is two buildings – original building constructed in 1915 with the south wing added in 1952.
- Elks Lodge purchased in 1966.
- Tabernacle Church purchased in 1984 and operated until last year.
- The building is two levels with a garden level basement. The entrance of the building requires you to go up or down to access either floor. This creates accessibility as well as operational issues.
- Two development scenarios: Demolish existing building or remodel and adapt the current structure and build addition.
- Developer would like to adapt the current structure and build an addition maintaining the original bell tower and roof lines.
- Preliminary project costs have been estimated at \$4.9 million.
- Project feasibility gap of \$1.5 million plus the cost to underground the utilities along 57th Avenue and adjacent alley. This gap can be filled with a \$1.2 million sales tax incentive from restaurant/retail tenants (three tenants) and \$300k in cash for capital improvements.

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Page 2

- This is a historic property and costs to improve are substantially more than demolishing and building new.
- The community benefits of this project include: maintain the existing building, generation of commercial property tax (previously tax exempt as a church), activate Yukon Street, new jobs, and new sales tax generation.

After the presentation, the following topics were discussed:

- Exterior materials with an emphasis on keeping the brick.
- Consideration of keeping the original 1915 building only and the significance of this property in a national historic district. Citizen in attendance, Nancy Young, was asked for her opinion on the historical significance of this property and what parts of the building should be saved. Her opinion is to keep what we have and how it is today – maintain the history of an era. Furthermore, people visit Olde Town Arvada because of the district's original charm.
- Activation of the adjacent alley. The developer was agreeable to this idea.
- Existing window modifications. The developer suggested there might be a need to modify them, but emphasized that the plans are preliminary and there will be further discussion with other stakeholders like the Arvada Historical Society, City of Arvada, etc.
- Types of tenants. Small business, chef-driven entrepreneurs looking to contribute to the community. Tenant finishes will be significant investments by the owner and tenant. Smaller spaces desired by these tenants for affordability and cost efficiency.
- Entitlements process. Likely an administrative process along with approval from the Design Review Committee.
- Opportunity to activate Yukon Street and bring new businesses to Arvada.
- Target open date: 2021
- Alternatives to this project: It sits on the market or is demolished. The existing building footprint is difficult to adapt and actual square footage is less than marketed.

- B. Commissioner Williams announced that City Council will vote to re-hear the Grandview project (Grandview Station) that was previously denied. This was at the suggestion of Councilmember Bob Fifer. (City Council voted to re-hear the project at its January 27, 2020 meeting. The date for the re-hearing is to be determined.)

6. Executive Session

Corey Hoffmann, Legal Counsel, stated the need for an Executive Session for the purpose of Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) relating to the Tabernacle Church proposed development.

Commissioner Steinhaus moved to go into Executive Session for the reasons stated by Legal Counsel.

The following votes were cast on the Motion:

Voting yes: Dolan, Cline, Jacobsen, Parker, Piz Wilson, Steinhaus and Williams

Absent: None

The Motion was approved.

The AURA Board convened into Executive Session at approximately 3:14 p.m. and reconvened the Regular Meeting at 3:49 p.m.

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Page 3


7. **Adjournment**

Chair Jacobsen adjourned the meeting at 3:50 p.m.


Fred Jacobsen, Chair

ATTEST:


Maureen Phair, Executive Director


Carrie Briscoe, Recording Secretary



