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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, FEBRUARY 1, 2017  
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 5:38 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 DeLaria moved to excuse Commissioner Williams.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Bolin, DeLaria

Absent: Piz Wilson, Williams

**The Motion was approved.**

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

Also present: Lisa Yagi, Assistant Finance Director

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4. **Approval of Minutes**

The Summary of Minutes of the AURA Board meeting on December 7, 2017, stands approved as submitted.

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

John Kiljan stated that he wrote a year-end article about Arvada that summarized the highlights of 2016 which included several AURA projects.

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6. **Public Hearing**

Resolution AR-17-01: A Resolution For A Final Amendment And Appropriation To The Arvada Urban Renewal Authority Budget For Fiscal 2016.

Maureen Phair explained that the Northwest Arvada urban renewal area had an increase in property tax revenue. This translates into an increase in expenses to be paid in contract incentives that pay for the bond(s) issued by the metropolitan district(s). Additionally, sales tax received in the Olde Town urban renewal area was higher than initially budgeted.

Chair Jacobsen asked if the public present at the meeting had any input. There was none. Chair Jacobsen closed the public hearing.

Commissioner Bolin moved that the Arvada Urban Renewal Authority Board approve Resolution AR-17-01: A Resolution for a final amendment and appropriation to the Arvada Urban Renewal Authority Budget for Fiscal 2016.

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The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Bolin, DeLaria

Absent: Piz Wilson, Williams

**The Motion was approved.**

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**7. Study Session**

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Maureen Phair outlined all of the current urban renewal areas. She noted that it might be a good time to start thinking about adding a new urban renewal area. This would trigger the HB1348 rule which includes negotiating with all taxing entities and the addition of four new commissioners to the AURA Board. The City of Arvada would likely appoint a fifth member to ensure a majority.

Commissioner Bolin asked whether the new urban renewal area would affect existing urban renewal areas. Mr. Polk stated that HB1348 is clear in that any new urban renewal areas would not affect existing urban renewal plans.

Treasurer Cline asked what type of influence the new board members would have on the future plans. Mr. Polk stated that the board members could influence future plans.

Ms. Phair explained that this conversation is just starting. There is much to consider and many people to talk with to understand what is needed within the City. Future plans should be more direct and specific with smaller boundaries or specific projects.

There was a lengthy discussion on the criteria for a change in board size and the entities that would have input in the new urban renewal areas.

Commissioner DeLaria suggested that AURA identify disparity in services between geographic areas within the city. It is important to seek social economic equality within the City. For example, East Arvada has density, traffic, and is a large source of sales tax production while the western side of Arvada has parks and trails. Ms. Phair explained that it will be important to speak to many departments and areas of the City to understand needs.

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**8. Old Business**

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None.

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**9. New Business**

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None.

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**10. Development Update**

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Maureen Phair reported the following:

Olde Town Hub – The parking garage is now open and parking is free for now.

Walmart – Exterior is nearly complete.

Walmart Retail Outlot – It will be 16,000 square feet of retail space. Echo Development is working to purchase the site from IRG to build out the space.

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Ralston Creek Streetscape – The KFC has been painted. Streetscape demolition and construction is delayed until Xcel Energy has done their work.

Ralston Creek North – Phase One 1 – Demolition and site work has begun. The developer's broker has created a new brochure that features potential tenants. Phase Two – The developer is looking to partner with a housing developer for this phase.

Solana – First units will be opening in May 2017. Buildings are in various phases with a few nearly complete.

TOD 9-acre Site – Trammell Crow's PDP was submitted to the City in December 2016. The City, AURA, and Trammell Crow will meet on February 6, 2017 to discuss list of requirements for the project.

Hilton Garden Inn – Finishes and fixtures are currently underway. Their goal is to be open in March 2017.

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**11. Public Comment – Five Minute Limit**

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John Kiljan commented on where urban renewal goes from here in reference to the discussion of creating new urban renewal areas and pending potential legislative changes. He shared a couple of ideas on areas to redevelop and strategies to continue with urban renewal efforts.

Johnny Choi asked when Arvada Square will be closing. Maureen Phair said that is still in discussion but that she would get back to him.

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**12. Comments from Commissioners**

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None

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**13. Committee Reports**

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Commissioner Parker reported on the Arvada Economic Development Association retreat he attended recently. There was discussion surrounding how future grants and monies would be allocated in the future.

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**14. Staff Reports**

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Maureen Phair reported on the Crime Accountability Partnership Program. This program provides education for eligible shoplifting offenders a one-time opportunity to take responsibility for their actions and avoid the criminal justice system. This has reduced law enforcement calls to participating retailers by 50% for low-level shoplifting offenses. The success of the program has prompted more retailers to get on board. The program will be expanded to Kmart and Walmart in Arvada.

Ms. Phair reviewed articles in recent local publications highlighting hot neighborhoods in the Denver metro area including Arvada. She also noted that the Construction Defects Law would be discussed in the Colorado Senate in February 2017.

Ms. Phair talked about parking in the Olde Town Hub and the new parking restrictions in Olde Town.

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Ms. Phair presented the urban renewal area sales and property tax report for 2016.

Peggy Salazar reported on the AURA website updates and activity.

Ms. Phair reported on AURA Board attendance.

The February Workshop was cancelled.

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**15. Executive Session**

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Commissioner DeLaria moved to convene into Executive Session to discuss land sales and negotiations.

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

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Bolin, DeLaria

Absent: Piz Wilson, Williams

**The Motion was approved.**

The AURA Board convened into the Executive Session at 7:24 p.m. and reconvened into the Regular Meeting at 7:51 p.m.

**Regular Meeting**

The Board of Commissioner discussed changing dinner from before the meeting until after the meeting to allow enough time for everyone to eat. The Board directed Maureen Phair to make arrangements for dinner times and locations.

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**16. Adjournment**

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The meeting was adjourned by Chair Jacobsen at 7:53 p.m.

  
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Fred Jacobsen, Chair

ATTEST:

  
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Maureen Phair, Executive Director

  
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Carrie Briscoe, Recording Secretary

