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**SUMMARY OF MINUTES OF REGULAR MEETING**  
**ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS**  
**WEDNESDAY, FEBRUARY 3, 2016**  
**5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002** **Page 1**

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**REGULAR MEETING**

1. **Call to Order** – Chair Fred Jacobsen called the meeting to order at 5:30 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, Michele DeLaria, Marc Williams

Commissioner Williams moved to excuse the absence of Commissioner Moni Piz Wilson.

The following votes were cast on the Motion:

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

Absent: Moni Piz Wilson

**The Motion was approved.**

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

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 January 6, 2016, stands approved as submitted.

Chair Jacobsen stated that the meeting minutes from the December 2, 2015 Executive Session were reviewed by the Board during the January 6<sup>th</sup>, 2016 meeting but not officially approved. He offered to review the minutes with the Board, and suggested a motion to approve them.

Commissioner Parker moved that the Arvada Urban Renewal Authority Board of Commissioners approve the December 2, 2015 Executive Session Meeting Minutes.

The following votes were cast on the Motion:

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

Absent: Moni Piz Wilson

**The Motion was approved.**

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

None

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6. **Public Hearing**

Mike Polk suggested that Resolution AR-16-01 be open to for public comment in the Public Hearing.

- A. Resolution AR-16-01 A Resolution for a Final Amendment and Appropriation to the Arvada Urban Renewal Authority Budget for Fiscal Year 2015

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Maureen Phair summarized increased revenues and expenses associated with the AURA General Fund, Northwest Arvada, Jefferson Center, Ralston Fields, and Olde Town Arvada budgets.

Chair Jacobsen sought public comments. No public comments. Public comments closed. No comments from Commissioners.

Commissioner Williams moved that the Arvada Urban Renewal Authority Board of Commissioners approve AURA Resolution AR-16-01 A Resolution for a Final Amendment and Appropriation to the Arvada Urban Renewal Authority Budget for Fiscal Year 2015.

The following votes were cast on the Motion:

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

Absent: Moni Piz Wilson

**The Motion was approved.**

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**7. Study Session**

None.

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**8. Old Business**

None.

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**9. New Business**

- A. Resolution AR-16-02 A Resolution Approving a Fourth Amendment to an Employment Agreement by and between the Arvada Urban Renewal Authority and Maureen C. Phair as Secretary and Executive Director.

Chair Jacobsen requested comments. No comments.

Commissioner Bolin moved that the Arvada Urban Renewal Authority Board of Commissioners approve a resolution approving a fourth amendment to an employment agreement by and between the Arvada Urban Renewal Authority and Maureen C. Phair as Secretary and Executive Director.

The following votes were cast on the Motion:

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

Absent: Moni Piz Wilson

**The Motion was approved.**

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**10. Development Update**

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

Ralston Creek North – The PDP for Phase 1 will be presented March 8<sup>th</sup>, 2016 to the Planning Commission and then to be approved by City Council April 4, 2016. The developer is planning to break ground in June or July 2016. Loftus will be present for the March 4, 2016 AURA Board meeting to present ideas for Phase 2 of the development.

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AURA is exercising its option to purchase the Arvada Square on or before June 10, 2016. In advance of this purchase, Maureen Phair presented a letter and information for the purchase to each available tenant on January 27, 2016.

Maureen Phair sought approval to demolish the Safeway building at AURA's cost with Loftus reimbursing AURA upon closing of their construction. She is seeking quotes for the abatement and demolition of the Safeway building not to exceed \$150,000. The building is hindering the vision and leasing efforts of the Ralston Creek North development. There are monthly holding costs for the Safeway building associated with graffiti, trash, and ongoing maintenance. Loftus is unable to use the building since 24Hour Fitness has decided not to lease it. Commissioner Williams suggested that Loftus confirm again the final decision from 24Hour Fitness prior to final approval of demolition. Commissioner Parker commented on the potential disruption to current tenants. Commissioner Cline brought up concerns of hazardous materials and additional material risks associated with the Safeway demolition. Maureen Phair stated that the risk of these costs would be AURA's, but it is limited to above surface demolition. Mike Polk stated that this agreement between AURA and Loftus would likely be an addendum to the current DDA outlining the terms and conditions of this revised scope.

Commissioner Williams moved that the Arvada Urban Renewal Authority Board of Commissioners approve that the Executive Director be authorized to enter into a contract for the demolition of the Safeway building contingent upon an agreement modification either with the current DDA or the contract for sale agreement with Loftus that would increase the recovery by the Arvada Urban Renewal Authority for the contract amount of the demolition pertaining to the properties; notifying 24Hour Fitness of the deadline for demolition; talking to other tenants (Triangle Liquors and ACE Check Cashing) about terminating their leases early; coordinating the demolition of the buildings to occur concurrently; and executing a license agreement for demolition to be performed by developer.

The following votes were cast on the Motion:

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

Absent: Moni Piz Wilson

**The Motion was approved.**

Direction was given to staff to terminate leases early with the liquor store and check cashing tenants.

Park Place Olde Town – The leasing activity has picked up nearing 50% of units leased. Tenants are very diverse and include families. The owner is getting ready to close on refinancing the loan. The lender is very pleased with the property's ability to meet so many requirements. The ribbon cutting will be in spring 2016.

McDonald's – Property sold on February 1, 2016. Maureen Phair also noted other properties purchased by McDonald's buyer.

Arvada Station II – Phase 3 of the Super Target and Arvada Station development is starting with ground breaking third quarter of 2016. Development will consist of 298 units and 4-story buildings, some with carriage houses above garages. Maureen Phair summarized the development and disposition agreement originally executed in 2005. A presentation was given of the site plan and building facades.

Hilton Garden Inn – Maureen Phair noted the ground breaking earlier in the day, and the hard work put in by Mike Polk and Clark Walker towards the realization of this project.

Solana – Abatement and demolition has been completed. Units will be coming on line first quarter of 2017.

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Commissioner Williams thanked Maureen Phair for talking to the tenants of Arvada Square. Commissioner DeLaria inquired about the tenants' interest in the new Ralston Creek North development retail space. Maureen Phair stated interested in parties and working with the development broker.

Chair Jacobsen commented about the three citizens that attended the Arvada Station II neighborhood meeting. Maureen Phair noted future opportunities for citizens to participate in the planning of this project. Chair Jacobsen would like to promote in the future better citizen participation earlier in the development and planning process.

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

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John Kiljan received a letter about the tenants from Arvada Square talking about the increased rents at the new Ralston Creek North (RCN) shopping center. Maureen Phair agreed that the current rents are well below the current market. New rents will be more in-line with the current market rates. Mr. Kiljan asked what the typical rents are in the new center and Olde Town for comparison. He also wondered if Gomez burritos will be renting a place in RCN. It is unknown by the Board.

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**12. Comments from Commissioners**

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Commissioner Parker commended the AURA staff for the success of the Hilton Garden Inn project coming to fruition.

Commissioner Williams reported on his meeting with the Metro Area Mayors totaling 41 mayors. Commissioner Williams spoke about Arvada's successful Olde Town. His presentation was well received and fellow mayors were impressed with AURA's progress.

Commissioner Cline also commended AURA staff and Board on its commitment to see through over many years great projects including the hotel and Olde Town.

Commissioner DeLaria also commented on the hotel as a much needed community resource.

Commissioner Bolin also commented on the struggles to bring the hotel to fruition. She is proud of the Board and staff for its continued commitment to the project.

Commissioner Jacobsen commented on the hotel ground breaking. He also recognized former Executive Director Tim Steinhaus for his initial efforts.

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**13. Committee Reports**

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None

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**14. Staff Reports**

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Maureen Phair thanked the Board for her review and feedback. She also presented a brochure produced by the Arvada Visitor Center.

Workshop scheduled for the 3<sup>rd</sup> week of this month. Maureen Phair requested that it be canceled.

Commissioner Williams moved that Arvada Urban Renewal Authority Board of Commissioners approve to cancel the February 17, 2016 workshop.

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The following votes were cast on the Motion:

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

Absent: Moni Piz Wilson

**The Motion was approved.**

Mike Polk provided insight concerning the history of the water storage tank site near the Arvada Station II project. He also noted that the hotel has been in the City and AURA's vision for at least 30 years and commended all that have been involved. Commissioner Parker also noted that the Arvada Triangle area has been in sight for the same number of years. Mr. Polk also noted the purchase of the Flour Mill and subsequent donation of it to the City concluding that the efforts of the AURA Board are generational and worth the fortitude.

Mike Polk also stated that the Mountain Shadows Metro District located within the Northwest Arvada urban renewal district is refinancing their loan.

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**15. Executive Session**

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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 January 6, 2016.

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

The following votes were cast on the Motion:

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

Absent: Piz Wilson

**The Motion was approved.**

The AURA Board convened into the Executive Session at 6:38 p.m., and reconvened into the Regular Meeting at 7:00 p.m.

**Regular Meeting**

Commissioner Williams moved that the Arvada Urban Renewal Authority Board of Commissioners approve the Summary of Minutes for the Executive Session of January 6, 2016.

The following votes were cast on the Motion:

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

Absent: Piz Wilson

**The Motion was approved.**

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16.    **Adjournment**

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The meeting was adjourned by Chair Jacobsen at 7:00 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

