
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, FEBRUARY 05, 2020
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 5:30 p.m.
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Moment of Reflection and Pledge of Allegiance

2. **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; Peggy Salazar, Administrative Specialist

Also present: Brian Williams and Erik Gessert, Terracon Consultants; George Thorn, Mile High Development, Timothy Morzel, Economic and Planning Systems and two guests.

4. **Approval of Minutes**
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The Summary of Minutes of the AURA Board meeting on December 4, 2019 and January 7, 2020 stand approved.

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**
-

- A. Update on Environmental Issues and Contract to remove contaminated soil from Arvada Square. Erik Gessert, Senior Remediation Engineer and Brian Williams, Senior Geotechnical Engineer with Terracon Consultants, Inc., presented an update with environmental findings. The summary of assessment findings of Perchloroethylene (PCE) in soil vapor concentrations as well as PCE identified removal areas. Remedial alternatives evaluation and schedule process includes: Task (1) - Assessment and excavation; Task (2) - Groundwater monitoring; Task (3) – Voluntary Cleanup Program (VCP) Environmental covenant, closure report activities and No Action Determination (NAD) Request; and Task (4) – Colorado Department of Public Health and Environment (CDPHE) Meetings and Project Management. The AURA Board approved Terracon Consultant’s selection of three bids for ET Technologies with the excavation process of removing the exposure pathways of contaminated soil on the identified site.
- B. Affordable Housing Presentation on City Stores Site – George Thorn, Mile High Development. George Thorn, President and Founder of Mile High Development, provided a brief overview regarding his developmental and leadership experience working with local municipalities and governmental entities. In addition, Mr. Thorn presented information regarding a potential Affordable Housing Development project on City Stores Site located at Ralston Road and Garrison Street.

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9. New Business

None

10. Development Update

Maureen Phair, Executive Director, provided the following development update:

Trammell Crow – held a Neighborhood Meeting regarding the Arvada Town Center, located on the southwest corner of Wadsworth Bypass at 56th Avenue on January 29, 2020 and it was well received. Ms. Phair thanked Chair Jacobsen and Commissioner Steinhaus for attending the Neighborhood Meeting.

City Stores Site – City Council declared the property as excess and will deed to AURA the northern portion of the parcel that contains the City Stores building upon completion of the subdivision plat leaving a remainder lot to remain as the Community Gardens owned by the City. AURA is in the process of obtaining a Phase I and Phase II Environmental Assessment. Demolition estimates were provided by Jehn Engineering.

Ralston Creek History - Ms. Phair reviewed the history of the Ralston Creek project with activity from 2003 through 2020. After lengthy discussion the AURA Board directed Ms. Phair to proceed with future place-making on the south side of the development. A site plan showing place-making opportunities on the south side and market-rate and senior apartments on the north side will be brought back at the next AURA Board Meeting.

11. Public Comment – Five Minute Limit

An Arvada resident suggested there should be movies in the park, an outdoor theatre and other activities placed in development areas.

12. Comments from Commissioners

Commissioner Williams reported that in a recent Denver Post article it released information about synthetic ice called Glice that is used as a substitute for real ice. He stated that due to the synthetic ice there may be a possibility to place an ice skating rink in the Olde Town Square during the winter season.

Commissioner Steinhaus attended a recent Olde Town Business Improvement District (BID) meeting. He stated that the BID Board is dedicated and is financially sound. He also noted that a BID Board Member voiced concern over the Tabernacle Church's proposed redevelopment creating further AURA Board discussion related to past projects in the Olde Town Historic District.

13. Committee Reports

None

14. Staff Reports

Maureen Phair, Executive Director, provided an update:

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Ms. Phair noted the flash report is in the Board packet.

Ms. Phair reported a Special Meeting is scheduled for March 18 at 2 p.m.

Ms. Phair announced that the Fort Collins Downtown Development Authority (DDA) Board and staff are planning to visit and tour both Olde Town and Tennyson Street on March 13 at 10 a.m.

Corey Hoffmann, Legal Counsel, reported that there has been no response received related to the *Arvada for All the People* case.

15. 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) related to the Tabernacle Church and Affordable Housing Project.

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

The following votes were cast on the Motion:

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

The Motion was approved

The AURA Board convened into Executive Session at 7:50 p.m. and reconvened the Regular Meeting at 8:46 p.m.

Commissioner Williams moved that Chair Jacobsen be authorized to sign the three term sheets regarding the Tabernacle Church and potential Affordable Housing Project that are consistent with the discussions held in Executive Session.

The following votes were cast on the Motion:

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

The Motion was approved


16. Adjournment

Chair Jacobsen adjourned the meeting at 8:50 p.m.

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary



Fred Jacobsen, Chair

