

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, FEBRUARY 7, 2018  
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 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 Michelle DeLaria, Moni Piz Wilson, Sue Dolan

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, City of Arvada; Five guests

---

4. **Approval of Minutes**

The Summary of Minutes of the AURA Board meeting on January 3, 2018, stands approved as submitted.

---

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

Cindy Kreutzer introduced herself as an Arvada resident, a founding member of Arvada for All the People, and current Chair of the Board of Adjustments. Ms. Kreutzer thanked Treasurer Cline for the invitation to discuss urban renewal. She was surprised by the invitation since her previous invitation to Chair Jacobsen to speak at a community meeting was previously declined. She described the reasons for Chair Jacobsen declining the invitation and talked about the Let's Talk Arvada Facebook page. She also noted that AURA Board meetings were uncomfortable due to the size of the room and the acoustics that prevent guests from hearing conversations. She suggested a more suitable location. Finally, she noted that item 15 on the agenda for this meeting is not sufficient, should be as specific as possible per state statute, and that listing the state statute is not enough.

Julia Morrison, an Arvada resident, introduced herself.

---

6. **Public Hearing**

Chair Jacobsen opened the public hearing for the Final Budget Amendment for Fiscal Year 2017. He also opened the meeting to public comment. No public comment.

A. **Final Budget Amendment for Fiscal Year 2017** – Lisa Yagi, Assistant Finance Director, City of Arvada

Maureen Phair stated the need to revise the 2017 budget based on an increase in revenues and expenses. The public hearing notice was advertised in the Wheat Ridge Transcript on January 18, 2018.

Lisa Yagi reminded the AURA Board of the reasons for the amendment. She also noted that the AURA Board Finance Committee has changed the way each fund budget will operate including transferring all of remaining revenues at the end of the year to the General Fund budget.

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, FEBRUARY 7, 2018  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 2

Legal Counsel Mike Polk noted the publication affidavit in the Board's meeting packet that shows AURA has properly notified the public.

Chair Jacobsen closed the public hearing.

Vice Chair Parker moved to approve Resolution AR-18-01 A Resolution for a Final Amendment and Appropriation to the Arvada Urban Renewal Authority Budget for Fiscal Year 2017.

The following votes were cast on the Motion:

Voting yes:           Jacobsen, Parker, Cline, Dolan, DeLaria, Piz Wilson

Absent:               Williams

**The Motion was approved.**

---

**7. Study Session**

---

None.

---

**8. Old Business**

---

None.

---

**9. New Business**

---

None.

---

**10. Development Update**

---

Maureen Phair provided the following updates:

**The Shops at Ralston Creek** – Two stores have opened in the past month – Tokyo Joe's and Wing Stop. Tropical Smoothie, Five Guys, and Mod Pizza are working on their tenant building.

**Phase Two of Ralston Creek** – Ralston Road Café is in the process of being demolished. The abatement has been completed at the Arvada Square. Xcel Energy is working towards utility disconnects. AURA Staff is also working the Arvada Police and Fire Departments to coordinate training in the buildings.

Loftus Developments is currently negotiating with Price Development Group to develop this phase of the project. She explained the process should Price move forward.

**Trammell Crow Phase One** – She thanked the AURA Board members that attended the January 22, 2018 City Council Preliminary Development Plan hearing of the Olde Town Residences. It was not approved. She stated the reasons.

---

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

---

None.

---

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, FEBRUARY 7, 2018  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 3

---

**12. Comments from Commissioners**

---

Chair Jacobsen apologized for his absence at the Trammell Crow project hearing at the January 22, 2018 hearing. He appreciates the support given by the AURA Staff and Board.

---

---

**13. Committee Reports**

---

None.

---

---

**14. Staff Reports**

---

Maureen Phair announced that the Economic Impact Report has been finalized. AURA Staff will be reviewing the report and looking for opportunities to get the information to the public.

Carrie Briscoe provided a summary of the Flash Report for financials ending December 31, 2017.

Maureen Phair provided a media summary for the month of January 2018.

Legal Counsel Mike Polk apologized for his absence at the last AURA Board meeting. He also announced his retirement from the City of Arvada with his last day as April 13, 2018. He will be available to AURA through the end of April 2018.

---

---

**15. Executive Session**

---

None.

---

---

**16. Adjournment**

---

The meeting was adjourned by Chair Jacobsen at 5:56 p.m.

  
\_\_\_\_\_  
Fred Jacobsen, Chair

ATTEST:

  
\_\_\_\_\_  
Maureen Phair, Executive Director

  
\_\_\_\_\_  
Carrie Briscoe, Recording Secretary

