
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, MARCH 1, 2017
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

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, Michelle DeLaria, Moni Piz Wilson, Marc Williams

Commissioner Williams moved to excuse the absence of Michelle DeLaria.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Piz Wilson, Williams

Absent: DeLaria, Bolin

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

4. **Approval of Minutes**

The Summary of Minutes of the AURA Board meeting on February 1, 2017, stands approved as submitted.

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. Second Amendment to the Ralston Creek DDA

Maureen Phair reported that the developer is finalizing their financing for the project but will not be able to close on the construction loan until after the current contract financing and closing milestone dates. Ms. Phair recommends approving the Second Amendment to the Ralston Creek DDA which extends the milestone date for redeveloper's financing for phase one from December 15, 2016 to May 31, 2017 and the milestone date for closing of the phase one property from March 31, 2017 to May 31, 2017.

Vice Chair Parker moved that the Arvada Urban Renewal Authority Board of Commissioners approve the Second Amendment to the Ralston Creek North DDA.

The following votes were cast on the Motion:

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Voting yes: Jacobsen, Parker, Cline, Piz Wilson, Williams
Absent: DeLaria, Bolin
The Motion was approved.

B. New Urban Renewal Area

Maureen Phair suggested that the AURA Board have a joint City Council/AURA Board dinner to discuss current projects and AURA's long range plans. She suggested April 19, 2017 at the Hilton Garden Inn. This is also pending coordination with City management and council.

9. New Business

None.

10. Development Update

Walmart – Construction is moving along as planned.

Ralston Creek Streetscape – There are coordination issues with Xcel Energy concerning the relocation of the overhead power lines and poles. Xcel is working to complete the relocations as one project to ease coordination of all project sites involved.

Commissioner Bolin arrived at 5:43 p.m.

Ralston Creek –

Phase One: Site work and foundation construction has begun.

Phase Two: The developer is looking for a partner for the multi-family portion of the site. The property manager of Arvada Square has officially given notice to tenants that they must vacate by September 30, 2017. This is nine months later than initially given.

RTD G-Line – Commissioner Williams updated that RTD hopes to have approval for the A-Line from the Federal Rail Administration by April or May 2017 followed by the G-Line opening within 45 days. The parking garage is open.

9-Acre Site – A review was provided concerning the height of the proposed six-story apartment building. Two stories will be visible from Grandview Avenue. The developer will hold a second neighborhood meeting in April 2017. The south side of the project site will be retail with internal parking lot facing entries.

Hilton Garden Inn – The ribbon cutting is March 16, 2017. They will have a grand opening in April 2017.

11. Public Comment – Five Minute Limit

John Kiljan commented on a recent City Council meeting concerning new development in the City. He recommended watching the meeting before meeting with City Council on new urban renewal areas.

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12. Comments from Commissioners

Treasurer Cline commented on the 9-acre site, the buildings' orientations, and the transition into Olde Town. He is curious what is driving the concerns surrounding the "grand views" on Grandview Avenue. Commissioner Williams responded that "grand view" areas are being preserved in appropriate places.

Commissioner Williams reported on the Chamber of Commerce event on March 1, 2017. Maureen Phair also attended. There were ten tables; each represented by departments and agencies within Arvada; and each department/representative was able to speak for six minutes at each table. The event was also attended by members of the Chamber of Commerce.

Chair Jacobsen will be out of town for the May 2017 meeting. He announced that he is still interested in performing the duties of the AURA Board Chair.

13. Committee Reports

Vice Chair Parker will be attending the Arvada Economic Development Association board meeting in March 2017.

14. Staff Reports

Maureen Phair noted the Flash Report.

Peggy Salazar reported on AURA website's updates and activity.

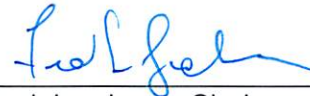
Maureen Phair announced that AURA's April meeting will include recognition of Page Bolin's contribution to the AURA Board followed by dinner. Ms. Phair will also be on vacation for a few weeks in March. She also reported on the staff's quarterly employee team building event.

Legal Counsel, Mike Polk, reported that the Jefferson Center Metropolitan District is issuing another bond. Since they are within an AURA urban renewal district, they are obligated to let us know their plans. There is no action for the AURA Board. AURA will issue a letter of opinion which will be produced by outside counsel and paid for by the metropolitan district. The new bond will facilitate infrastructure improvements near the Candelas building area.

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15. Adjournment

The meeting was adjourned by Chair Jacobsen at 6:47 p.m.



Fred Jacobsen, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary

