
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, MARCH 2, 2016
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, Michele DeLaria, Moni Piz Wilson, Marc Williams

Chair Jacobsen stated that Commissioners Page Bolin and Williams were running late and would be present momentarily.

Commissioner Parker motioned to delete the AURA 10-year Forecast from the agenda.

The following votes were cast on the Motion:

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

Absent: Williams, Bolin

The Motion was approved.

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

4. **Approval of Minutes**

The Summary of Minutes of the AURA Board meeting on February 3, 2016, 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. Update of Ralston Creek – Jim Loftus, Tim Van Meter

Jim Loftus on behalf of Loftus Development presented plans of Ralston Creek. He reported that unfortunately Phase 1 of the project has been reduced excluding the Safeway building. Phase 1 will include 30,000 square feet of retail space. Tim Van Meter also presented an update on the current plan development schedule and revised site plan with different building configurations in Phase 2 including four buildings consisting of 300+ dwelling units and 38,000 square feet of retail. PDP is anticipated to be completed by mid-May 2016. Parking capacity was noted as five parking spaces per 1,000 square feet of building space.

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The developer and architect received feedback from the Board during a lengthy discussion.

Tim Van Meter stated challenges with the Planning Commission on Phase 1. After third round of comments, the Planning Commission deemed necessary a right-turn lane at the west entrance of the Ralston Creek North development. AURA Staff presented a letter to give to the City Staff supporting the developer's current plans without the dedicated right-turn lane. Michelle DeLaria offered to make active voice edits. Mike Polk made note that this action is not something the AURA Board has ever done before. The Board approved the letter be given to City Staff by Maureen Phair.

Marc Williams arrived at 5:36 p.m.
Page Bolin arrived at 5:55 p.m.

9. New Business

None.

10. Development Update

Ralston Creek South – Walmart contractor to mobilize to site April 2016.

Privately owned corners at Arvada Plaza to install the Ralston Creek signage and corner streetscape per agreements executed in February 2016. Covenants were written into the agreement to enforce maintenance of the corners by the owners.

Park Place Olde Town – Roughly 50% leased.

Trammell Crow 9-Acre TOD Site – Trammell Crow is changing architects.

Solana – Site fully remediated and demolished. Work has begun on the retaining wall.

Hilton Garden Inn – Construction is well underway.

McDonalds – Property sold to Edgemark in February 2016. Plans for vertical mini storage are underway.

11. Public Comment – Five Minute Limit

John Kiljan commented on the site plan presented by Loftus and what Ralston Road Café planned to do. Maureen Phair stated that the Ralston Road Café can stay there indefinitely.

12. Comments from Commissioners

Chair Jacobsen followed up on a previous request about where Public Notice information is kept on the website. Maureen Phair explained that she's working with the city on a solution.

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13. Committee Reports

None.

14. Staff Reports

Maureen Phair noted on the Flash Report and commented on diminishing real estate owned. She also announced that Staff is working with a marketing/branding firm named Rassman Design to better communicate AURA's efforts via branding and new website. Staff will present ideas early summer. The office will also be freshened up. Lastly, she provided updates on Staff development.

Mike Polk provided an update on the refinance of Mountain Shadow Metropolitan District loan with their closing occurring first week of March. He also updated on HB1348 and its applicability to retroactively apply to all existing urban renewal plans and just not future plans. This is all currently being discussed and will be decided in the future.

15. Executive Session

Commissioner Williams moved to convene into Executive Session to discuss a personnel matter and land sales and negotiations and to review the Summary of Minutes of the Executive Session of February 3, 2016.

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

The following votes were cast on the Motion:

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

Absent: None

The Motion was approved.

The AURA Board convened into the Executive Session at 7:07 p.m. and reconvened into the Regular Meeting at 7:25 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 February 3, 2016.

The following votes were cast on the Motion:

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

Absent: None

The Motion was approved.

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16. Adjournment

The meeting was adjourned by Chair Jacobsen at 7:25 p.m.



Fred Jacobsen, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary



