
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, MARCH 6, 2019
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.
2. Moment of Reflection and Pledge of Allegiance
3. Roll Call of Commissioners: Chair Fred Jacobsen, Vice Chair Alan Parker, Treasurer Tony Cline, Commissioners Michelle DeLaria, Moni Piz Wilson, Sue Dolan, Marc Williams

AURA staff present: Maureen Phair, Executive Director; Corey Hoffman, Legal Counsel; Carrie Briscoe, Project Manager; Peggy Salazar, Administrative Specialist

Also present: Tim Masters and Jim Allen, TJC, Ltd. and one guest.

Commissioner DeLaria joined the meeting at 5:33 pm

4. Approval of Minutes

The Summary of Minutes of the AURA Board meeting on February 6, 2019, stands approved.

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

None.

6. Public Hearing

None.

7. Study Session

- A. Micro Housing Presentation – Tim Masters and Jim Allen, TJC, Ltd.
Maureen Phair introduced Tim Masters and Jim Allen, TJC, Ltd. Tim Masters with TJC Ltd., presented the concept of urban micro housing. Mr. Masters displayed a wide range of housing structures along with demographics. The targeted demographics include millennials and senior individuals named the “missing middle”, who are unable to afford to purchase a home priced at \$500,000 or more. There was a lengthy discussion regarding micro housing.
- B. Discussion: Timing of Land Conveyance
Ms. Phair explained the two forms of agreements, DDA and DA. Ms. Phair explained the key word being ‘Disposition’ which applies only when AURA owns the land. The DDA specifies AURA will transfer the property after the developer obtains their building permits and financing which is the final step in City approvals. The City approvals consist of PDP and FDP which are considered entitlements. The City has their own Development Agreement with developers.

Cory Hoffman, Legal Counsel, expanded on the letter of entitlement. Final entitlement approval will be at the time of conveyance of the property. This is after the developer posts the letter of credit guaranteeing financial buy-in.

The AURA Board instructed Ms. Phair to provide the next amendment to the Loftus DDA which will transfer the property once the PDP and FDP are approved. Also the Board stated this procedure will be determined on a case by case basis.

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8. Old Business

- A. Resolution AR-19-02 Seventh Amendment to an Employment Agreement by and Between the Arvada Urban Renewal Authority and Maureen C. Phair as Secretary and Executive Director

Vice Chair Parker moved that Resolution AR-19-02 Seventh Amendment to an Employment Agreement by and Between the Arvada Urban Renewal Authority and Maureen C. Phair as Secretary and Executive Director, be approved.

Commissioner Williams spoke to the motion and said that City Council voted 7-0 to approve the Agreement.

The following votes were cast on the Motion:

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

The Motion was approved.

- B. Seventh Amendment to Ralston Creek North Disposition and Development Agreement Amend the DDA to recognize the restaurant pad, which will develop separately with its own milestone date. The restaurant pad is fully defined, and will give Loftus six additional months to work on the restaurant pad. The PDP application needs to be submitted at the end of September 2019.

Commissioner Williams moved that the Seventh Amendment to Ralston Creek North Disposition and Development Agreement between Arvada Urban Renewal Authority and Ralston Creek LLC, be approved.

The following votes were cast on the Motion:

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

The Motion was approved.

9. New Business

- A. Resolution AR-19-03: A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Establishing a Designated Public Place for the Posting of Meeting Notices

Ms. Phair noted that legal counsel addressed the need for AURA to provide an annual notice to establish a designated public place for the posting of meeting notices.

Commissioner DeLaria moved that Resolution AR-19-03: A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Establishing a Designated Public Place for the Posting of Meeting Notices, be approved.

The following votes were cast on the Motion:

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

The Motion was approved.

10. Development Update

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

Marvelle Ralston Creek (Alliance's active adult community) - Alliance Residential submitted their second PDP round on March 22, 2019.

Ralston Creek Village - Berkeley Town Homes is submitting their PDP on March 18, 2019.

Trammell Crow – Phase II Arvada Events. AURA staff and Trammell Crow met with Arvada Events. The City of Arvada, AURA staff and Trammell Crow are working with an architect to see if the site can support a conference center, hotel, retail and parking.

The vacant K-mart and King Soopers site – Ms. Phair met with the church nearby regarding relocation. The church was enthusiastic with this option.

The Board instructed Ms. Phair to further research the demand for multi-family housing for a study session. Treasurer Cline asked to overlay the data from student loan debt and how it applies to the demand for multi-family, which in turn creates demand for housing product. Also include data on which age demographic provides the most sales-tax to the city.

Walmart Outparcel – Jefferson County Housing Authority (JCHA) completed a Phase 1 on the parcel. They will need to install a vapor barrier under the foundation. The next step is talk to the owner, IRG, to send a letter of intent.

City Stores – An option is to have JCHA partner to develop and share amenities including parking. The other option is relocate the current post office to the city stores location when their lease expires in 2023.

11. Public Comment – Five Minute Limit

None.

12. Comments from Commissioners

Commissioner DeLaria noted her last Board meeting will be on April 3rd.
Commissioner Dolan thanked Ms. Phair for monthly update
Commissioner Williams reported the PUC approved three of the fifteen quiet zones for the G-Line. He is attending the National League of Cities in Washington, DC and during his stay he is meeting with the Federal Railroad Administration (FRA).

13. Committee Reports

None.

14. Staff Reports

Maureen Phair noted the Flash Report and reissuing expired CDs into accounts with higher interest rates.

Ms. Phair extended an Invitation to attend the State of the City event to be held on Friday, April 19.

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Carrie Briscoe provided an update on Communications Report. Ms. Briscoe conveyed the results from the Facebook survey poll.

The Board agreed to schedule future dinner and workshops at 5 p.m., followed by the board meeting at 6 p.m.

Ms. Phair announced Commissioner DeLaria's last Board meeting is next month. Commissioner DeLaria selected Yak and Yeti for dinner.

Mr. Hoffman reported that there is minor urban renewal legislation passing through legislature to add (blighting or not blighting property) to the statute drafted by CML with no opposition.

15. Executive Session

Corey Hoffman, Legal Counsel stated the need for an Executive Session to review Personnel Matters, Pursuant to CRS 24-6-402(4)(f). Treasurer Cline 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, Cline, DeLaria, Dolan, Piz Wilson, Williams

The Motion was approved.

The AURA Board convened into the Executive Session at 7:53 pm and reconvened into the Regular Meeting at 8:20 pm.


16. Adjournment

The meeting was adjourned by Chair Jacobsen at 8:20 p.m.

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary



Fred Jacobsen, Chair

