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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, APRIL 4, 2018  
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 Members:** 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; Mike Polk, Legal Counsel; Clark Walker, Deputy Director; Carrie Briscoe, AURA Coordinator; Peggy Salazar, Administrative Specialist

Also present: Bill Mosher and David Smith, Trammell Crow Companies; Hilary Graham and Corey Hoffman, Special Legal Counsel, Hoffmann, Parker, Wilson and Carberry PC; and, Two guests.

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**4. Approval of Minutes**

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The Summary of Minutes of the AURA Board meeting on March 7, 2018, stands approved as submitted.

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

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None.

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**6. Public Hearing**

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None.

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**7. Study Session**

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None.

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**8. New Business**

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Maureen Phair introduced Corey Hoffman and Hilary Graham with Hoffmann, Parker, Wilson and Carberry PC (HPWC) as AURA's new legal counsel. Mike Polk, long-time Deputy City Attorney for the City of Arvada and Legal Counsel for AURA, is retiring in mid-April 2018.

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**9. Old Business**

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- A. First Amended and Restated Disposition and Development Agreement: Trammell Crow Companies
  1. Executive Session
    - a. Land Sales, Pursuant to CRS 24-7-402(4)a
    - b. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)e

Vice Chair Parker moved to convene into Executive Session to discuss land sales and negotiations and to review the Summary of Minutes of the Executive Session of March 7, 2018.

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Mike Polk said that the topics for discussion are provided for in CRS 24-6-402(4)(a,e). He also stated that members of Trammell Crow would be included in the executive session.

The following votes were cast on the Motion:

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

Absent: None

**The Motion was approved.**

The AURA Board convened into the Executive Session at 5:15 p.m. and reconvened into the Regular Meeting at 6:28 p.m.

**Regular Meeting**

Commissioner Williams moved that the Arvada Urban Renewal Authority Board of Commissioners approve AURA legal counsel to prepare and finalize, consistent with the directions given in executive session, the First Amended and Restated Disposition and Development Agreement between the Arvada Urban Renewal Authority and Trammell Crow Company LLC, and that the AURA Board Chair, Fred Jacobsen, is authorized to execute the amendment once finalized.

The following votes were cast on the Motion:

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

Absent: None

**The Motion was approved.**

Commissioner Williams moved that the Arvada Urban Renewal Authority Board of Commissioners authorize legal counsel to prepare a Performance Reimbursement Agreement pursuant to directions provided to legal counsel in executive session, and once finalized, authorize AURA Board Chair, Fred Jacobsen, to execute the agreement.

The following votes were cast on the Motion:

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

Absent: None

**The Motion was approved.**

Commissioner Parker moved that the Arvada Urban Renewal Authority Board of Commissioners approve the Summary of Minutes for the Executive Session of March 7, 2018.

The following votes were cast on the Motion:

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

Absent: None

**The Motion was approved.**

- B. Resolution AR-18-02 Sixth Amendment to an Employment Agreement by and Between the Arvada Urban Renewal Authority and Maureen C. Phair as Secretary and Executive Director

Legal Counsel, Mike Polk, noted that the resolution will be subject to approval at the April 16, 2018 Arvada City Council meeting.

Maureen Phair requested that the finalization of her review discussion happen in executive session at the May 2, 2018 AURA Board meeting.

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Commissioner DeLaria moved that the Arvada Urban Renewal Authority Board of Commissioners approve the Sixth Amendment to an Employment Agreement by and Between the Arvada Urban Renewal Authority and Maureen C. Phair as Secretary and Executive Director.

The following votes were cast on the Motion:

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

Absent:               None.

**The Motion was approved.**

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**10.    Development Update**

Maureen Phair announced that the Trammell Crow project was approved 6-1 at the March 19, 2018 Arvada City Council meeting. She thanked the AURA Board Commissioners, Tony Cline and Alan Parker, that attended the City Council meeting.

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

None.

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**12.    Comments from Commissioners**

Treasure Cline expressed his appreciation of Mike Polk's contribution to the City and AURA Board.

Chair Jacobsen, Vice Chair Parker, and Commissioners Dolan, DeLaria, and Williams also expressed their gratitude of Mr. Polk's service over the years.

Commissioner Williams also reported that the Colorado Public Utilities Commission approved the commencement of testing for the RTD G Line. Additionally, waivers have been prepared for the Federal Railroad Authority in advance to be able to respond to their request as quickly as possible.

Chair Jacobsen also thanked Vice Chair Parker and Treasure Cline's attendance at the March 19, 2018 City Council meeting. He was out of town, but was able to watch the meeting online.

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**13.    Committee Reports**

Commissioner Cline reported that the first Communications Committee meeting was held on April 4, 2018. The framework for AURA's communication strategy is in progress.

Vice Chair Parker reported on his involvement with the Arvada Economic Development Association.

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**14.    Staff Reports**

Maureen Phair – Board elections will be held at the next AURA Board meeting in May.

The engagement letter with Special Legal Counsel, Hoffman, Parker, Wilson and Carberry was provided to the AURA Board.

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Commissioner Williams moved to approve the engagement letter with Counsel, Hoffman, Parker, Wilson and Carberry PC.

The following votes were cast on the Motion:

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

Absent: None

**The Motion was approved.**

The Board was directed to the Flash Report and Social Media Report. The latest AURA produced video was shown to the Board. This will be posted on AURA's various media sites.

Commissioner Williams moved to cancel the April 18, 2018 AURA Board Workshop.

The following votes were cast on the Motion:

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

Absent: None

**The Motion was approved.**

Mike Polk expressed his gratitude for the nice comments from the Board.

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**15. Adjournment**

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The meeting was adjourned by Chair Jacobsen at 6:51 p.m.

  
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Fred Jacobsen, Chair

ATTEST:

  
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Maureen Phair, Executive Director

  
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Carrie Briscoe, Recording Secretary



