
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, APRIL 6, 2016
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 5:31 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

Moni Piz Wilson absent.

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

Also present: Jeff Glenn and Lauri Dannemiller – APEX, Jim Loftus, Tim Van Meter, City Council John Marriott

4. **Approval of Minutes**

The Summary of Minutes of the AURA Board meeting on March 2, 2016, were reviewed and corrected for the spelling of Michelle DeLaria's name.

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

John Kiljan brought campaign signs to distribute in support of APEX Ballet Issue A.

6. **Public Hearing**

None.

7. **Study Session**

A. **APEX – Update on Ballot Issue A – Jeff Glenn and Lauri Dannemiller**

Jeff Glenn presented information for APEX Ballot Issue A. He explained that the current bond is sun setting in 2017; asking voters for an extension of the bonds; new tax/debt of \$25M, 20 years. Lauri Dannemiller reiterated the terms of the ballot issue.

Commissioner Williams moved for the AURA Board to approve for the AURA Chair to sign the letter in the support of the APEX Park and Recreation District Ballet Issue A.

Mike Polk noted that the Lutz Complex and APEX Center are within the urban renewal district.

The following votes were cast on the Motion:

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

Absent: Piz Wilson

The Motion was approved.

Chair Jacobsen asked AURA Staff to prepare the letter for his signature.

SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, APRIL 6, 2016
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002

Page 2

8. Old Business

A. Update on Ralston Creek North –

Maureen Phair introduced City Council representative John Marriott to Jim Loftus and Tim Van Meter. Jim Loftus revisited feedback from previous meeting concerning the site plan. Tim Van Meter stated that Phase 1 will be presented at the Monday, April 18, 2016 City Council Meeting. He presented an updated site plan with renderings and a 3D fly-through of the project.

John Marriott commented on lack of commercial space. It was confirmed that Loftus' site plan and mix of commercial and residential is in accordance with the scope of the project as defined by the AURA Board.

Tony Cline commented that he likes the current plan much better than the last one presented.

Michelle DeLaria commented that density is critical to a mix-used development in order to create the appropriate amount of sales tax revenue.

Alan Parker commented on the building facades. He is hoping for timeless facades rather than fleeting trends. Developer spoke to materials and amenities – creek, building scale, and architecture – that will make these buildings desirable.

Marc Williams commented that he's pleased with the mix of buildings and the overall site plan.

Michelle DeLaria commented that this project will add up to 300 people without adding infrastructure and streets which have costs that would leak generated sales tax revenue. Instead, this project will generate a positive influx of sales tax revenue.

Fred Jacobsen commented that the project is appropriate to the scale of the neighborhood.

B. AURA 10-year Forecast –

Clark Walker presented AURA's 10-year forecast by project.

Alan Parker commented that he liked that the format of the forecast allowed flexibility and the ability to play "what if" scenarios.

Tony Cline commented that it would good to bring the forecast to the Finance Committee monthly.

Alan Parker suggested that the Board see the forecast quarterly.

9. New Business

None.

10. Development Update

Walmart – Construction to begin in May 2016 with an estimated 10-month construction schedule.

Ralston Creek Corner Construction – AURA Staff received bids on the construction of the corners at approximately \$500,000.

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, APRIL 6, 2016
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 3

AURA's loan for Ralston Creek North was approved at the April 4, 2016 meeting.

9-acre Site – Trammell Crow will be at the May 4, 2016 meeting to present a development update. Trammell Crow is having difficulty finding a grocer anchor. The site plan will have a pending section on the site plan.

Park Place Olde Town – 68% of the units have been leased. Surprisingly the demographics have shifted to empty nesters. They are currently installing landscaping. Grand opening is pending due to the completion of the landscaping.

Michelle DeLaria asked what Wheat Ridge did to get two grocers in such a short amount of time. Maureen Phair not familiar with the incentives offered to the developers. Ms. Phair feels that the available sites are not right for some grocers and that there are a finite number of grocers able to expand.

11. Public Comment – Five Minute Limit

John Kiljan asked about the parts store next to the former Griff's and why it's closing. Maureen Phair stated that the current owner whom also owns Fuzzy's Taco Shop is looking to do something. Griff's is owned by Larimer Associates. Commented on the Safeway store closings.

12. Comments from Commissioners

Michelle DeLaria brought up the APEX ballot issue and her support for it passing.

Alan Parker expressed his excitement for vertical construction in the near future.

Marc Williams announced that the construction defects legislature is still in flux (SB16-177). The changes are small, but progress is being made. Littleton is looking to abolish their urban renewal authority. He is actively lobbying to support the upholding of the authority. He also encouraged the Board to attend the State of the City next Friday.

Fred Jacobsen would like to set up a study session that includes an architectural/design expert that would help the Board have a baseline of questions and/or requirements to ask architects and developers to ensure neighborhood cohesion. He polled the Board of their interest. There was not enough interest to pursue the issue.

13. Committee Reports

None.

14. Staff Reports

Maureen Phair reported that City Council has invited the AURA Board to the April 11, 2016 meeting. She will present the City 101 about AURA. She requested that the Board attend to help with questions and feedback.

Carrie Briscoe requested that the Board of Commissioners submit their completed and signed disclosure statements by May 4, 2016 meeting.

Maureen Phair reported that the office is in the process of being refreshed with new paint, carpet, and some used/new furniture. A new all-in-one printer was also purchased. She also noted Staffs' presence at various events and training classes in April and the near future.

Mike Polk noted Senate Bill 16-177 information can be obtained online or he would provide if needed.

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, APRIL 6, 2016
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 4

15. Executive Session

Commissioner Bolin 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 2, 2016.

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

The following votes were cast on the Motion:

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

Absent: Piz Wilson

The Motion was approved.

The AURA Board convened into the Executive Session at 7:44 p.m. and reconvened into the Regular Meeting at 8:07 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 March 3, 2016.

The following votes were cast on the Motion:

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

Absent: Piz Wilson

The Motion was approved.

Commissioner Williams moved that direction be given to AURA Legal Counsel to assist with discussions in Executive Session.

The following votes were cast on the Motion:

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

Absent: Piz Wilson

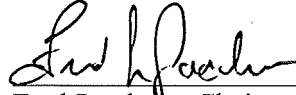
The Motion was approved.

16. Adjournment

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, APRIL 6, 2016
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 5

The meeting was adjourned by Chair Jacobsen at 8:07 p.m.



Fred Jacobsen, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary

