



REGULAR MEETING OF THE AURA BOARD OF COMMISSIONERS
5601 Olde Wadsworth Boulevard, Ste. 210, Arvada, Colorado
5:30 p.m., Wednesday, June 1, 2016

AGENDA

REGULAR MEETING – 5:30 P.M.

1. Call to Order
2. Moment of Reflection and Pledge of Allegiance
3. Roll Call of Members
4. Approval of the Summary of Minutes
5. Public Comment of Issues not scheduled for Public Hearing – Three Minute Limit
6. Public Hearing – None
7. Study Session
8. Old Business
9. New Business
 - A. 2015 Audit Results – Steve Sauer – BKD and Lisa Yagi – Assistant Finance Director
10. Development Update
11. Public Comment – Five Minute Limit
12. Comments from Commissioners
13. Committee Reports
14. Staff Reports
15. Executive Session – Land Sales and Negotiations
16. Adjournment

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, MAY 4, 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 5:30 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

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 Company

- A. Oath of Office for Commissioners Fred Jacobsen and Commissioner Williams – Peggy Salazar, Notary Public, administered the Oaths of Office to Commissioners Fred Jacobsen and Commissioner Williams, who were reappointed to the AURA Board.
- B. Election of Officers – Chair Jacobsen relinquished the chair to Maureen Phair to conduct the election for Chair. Maureen Phair opened the floor for nominations for Chair. Commissioner Williams nominated Fred Jacobsen. No other nominations were made. Maureen Phair closed the nominations and asked for a vote on the nomination to elect Fred Jacobsen as Chair.

The following votes were cast on the Motion:

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

Absent: Bolin

The Motion was approved.

Chair Jacobsen opened the floor for nominations for Vice Chair. Commissioner Cline moved to re-appoint Commissioner Parker as Vice Chair. No other nominations were made. Chair Jacobsen closed the nominations and asked for a vote on the nomination to elect Commissioner Parker as Vice Chair.

The following votes were cast on the Motion:

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

Absent: Bolin

The Motion was approved.

Chair Jacobsen opened the floor for nominations for Treasurer. Commissioner Parker nominated Commissioner Cline for Treasurer. No other nominations were made. Chair Jacobsen closed the nominations and asked for a vote on the nomination to elect Commissioner Cline as Treasurer.

The following votes were cast on the Motion:

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

Absent: Bolin

The Motion was approved.

- C. Oath of Office for Elected Officers – Peggy Salazar, Notary Public, administered the Oath of Office to the re-elected officers, Chair Fred Jacobsen, Vice Chair Alan Parker, and Treasurer Tony Cline.

Commissioner Bolin arrived at 5:37 p.m.

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, MAY 4, 2016
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 2

4. Approval of Minutes

The Summary of Minutes of the AURA Board meeting on April 6, 2016 and Special Meeting on April 20, 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. 9-acre TOD – Trammell Crow Company – Bill Mosher and David Smith

Maureen Phair introduced representatives of Trammell Crow Company. Bill Mosher and David Smith summarized the project's objectives as well as introduced a contour and utility map that showed the constraints in relation to the proposed development program. They also presented planning concepts. It was noted that this project could be subject to the 2015 International Building Code regulations depending on when the plans are submitted for building permit. A list of tasks was outlined with emphasis that the retail portion could be started as soon as possible with proper approvals.

Commissioner Williams left meeting at 5:43 pm.

Commissioner DeLaria asked about whether people would use the RTD parking garage rather than inundating the lot in front of the proposed grocery store. Maureen Phair emphasized that this project is being designed as a stand-alone project without consideration of available parking in the surrounding area. Commissioner DeLaria also stated that it is typical in high density projects to ease up on parking spot requirements with the assumption that people that live in the development will walk to the store rather than drive and park. Bill Mosher believes that the project is on the low end of parking.

Chair Jacobsen asked about the neighborhood meeting requirements, and suggested the developer try to capture as large of an audience as possible. Bill Mosher stated that the meetings he's held so far have been well attended.

Building height was discussed, and still an opportunity of changing the housing mix and building height. Commissioner DeLaria asked about the number of stories you would see at grade from Grandview Avenue. Bill Mosher responded that you would see three stories from Grandview, but, again, the height and mix of housing is still in flux. Commissioner Bolin asked about the courtyards on the site plan. Commissioner Cline asked if the developer could add a fifth floor. Bill Mosher stated that parking would have to increase. Commissioner Cline would like the project as dense as possible.

Commissioner DeLaria encouraged that the housing mix be as diverse as possible. Commissioner Bolin asked if apartments could be converted to condos. Bill Mosher stated that due to the Construction Defects

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, MAY 4, 2016
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 3

law, contractors are having developers sign a residential covenant restricting conversion from apartments to condos within eight years.

9. New Business

None.

10. Development Update

Ralston Creek South – Walmart has started construction. Construction typically takes 10 months. Our owner’s representative, Ridgetop Engineering (formerly Pacland), is bidding out the streetscape construction on the two corners and will be submitting a proposal to AURA soon.

Ralston Creek North – The PDP for Phase 1 was approved by the Planning Commission and City Council. For Phase 2, Loftus is planning a neighborhood meeting on May 18th, 2016 at 6:00 pm at the Vineyard Church. Loftus is planning to break ground on Phase 1 around July /August 2016. AURA is working to abate and demo the Safeway and buildings in Phase 1. There is a delay with Xcel Energy in terms of utility disconnects; however, buildings cannot be demolished until disconnects occur. Commissioner Cline noted that the Safeway store at 64th Avenue and Ward Road has closed which might open up some options within Phase 2 of the project. Maureen Phair stated that there are plans to have a grocer in the development. Additionally, AURA is scheduled to exercise Option Agreement and purchase Arvada Square on or about June 10, 2016.

Park Place Olde Town – 80% of units are leased. Remaining 20% of units will be leased at slightly slower rate. Contractor is finishing up the landscaping with completion in mid-May.

Olde Town TOD – Chair Jacobsen asked about the new 56th Avenue being constructed this summer. Maureen Phair stated that the road will need to be open by opening day in October 2016 of the transit station and parking garage. Commissioner Bolin asked whether curb, gutter, and medians would be installed prior to construction of the Olde Town TOD project. Maureen Phair said that they will be installed as part of RTD requirements.

Solana – Foundations are starting, retaining wall well underway, and utilities are stubbed in.

Hilton Garden Inn – The podium is built, and they are beginning wood construction on the second floor. Maureen Phair met with the HGI general manager. He is trying to develop relationships within the community to further promote HGI.

11. Public Comment – Five Minute Limit

John Kiljan – He uploaded the Ralston Creek North video to YouTube and it is receiving positive feedback. He also asked when Park Place Olde Town will hold an open house. Maureen Phair has not heard of any specific dates yet.

12. Comments from Commissioners

None.

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, MAY 4, 2016
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 4

13. Committee Reports

None.

14. Staff Reports

Maureen Phair reported that her presentation of AURA 101 for City Council was well-received. Other City departments are requesting the presentation. She also attended with several AURA Commissioners the State of the City.

Commissioner Bolin moved to cancel the June 15, 2016 workshop.

The following votes were cast on the Motion:

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

Absent: Williams

The Motion was approved.

Maureen Phair mentioned that the Flash Report was in the packet. She also reported on Staff training opportunities.

Mike Polk notified the AURA Board that he is working with the auditor on the 2015 financials. The auditor will be at the next board meeting to discuss the findings. The finance committee will meet with the auditor prior to the board meeting to review the findings.

15. Executive Session

Commissioner 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 April 6, 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, Piz Wilson

Absent: Williams

The Motion was approved.

The AURA Board convened into the Executive Session at 6:42 p.m. and reconvened into the Regular Meeting at 7:30 p.m.

Regular Meeting

Commissioner Bolin moved that the Arvada Urban Renewal Authority Board of Commissioners approve the Summary of Minutes for the Executive Session of April 6, 2016.

The following votes were cast on the Motion:

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

Absent: Williams

The Motion was approved.

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, MAY 4, 2016
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 5

Commissioner Parker moved that the AURA Board allow Maureen Phair to negotiate an agreement as discussed in the Executive Session.

The following votes were cast on the Motion:

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

Absent: Williams

The Motion was approved.

16. Adjournment

The meeting was adjourned by Chair Jacobsen at 7:32 p.m.

Fred Jacobsen, Chair

ATTEST:

Maureen Phair, Executive Director

Carrie Briscoe, Recording Secretary