
SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, JUNE 03, 2020
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 2:00 p.m.

2. **Moment of Reflection and Pledge of Allegiance**

3. **Roll Call of Commissioners:** Chair Fred Jacobsen, Vice Chair Alan Parker, Treasurer Sue Dolan, Commissioners Paul Bunyard, Tony Cline, Tim Steinhaus, Marc Williams

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

Also present: Steve Sauer, Auditor of BKD, Lisa Yagi, Assistance Finance Director, City of Arvada and two guests.

A. **Election of Officers** – Chair Jacobsen relinquished the chair to Maureen Phair to conduct the election for Chair, Vice Chair and Treasurer. Ms. Phair opened the floor for nominations for Chair, Vice Chair and Treasurer. Commissioner Williams nominated Alan Parker as Chair, Sue Dolan as Vice Chair and Tony Cline as Treasurer of the Arvada Urban Renewal Authority. No other nominations were made. Commissioner Williams closed the nominations and asked for a vote on the nomination to elect Alan Parker as Chair, Sue Dolan as Vice Chair and Tony Cline as Treasurer.

The following votes were cast on the Motion:

Voting yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus, Williams

The Motion was approved.

Maureen Phair, Executive Director thanked Fred Jacobsen for providing years of terrific leadership as Chair for the Arvada Urban Renewal Authority.

Alan Parker thanked the AURA Board welcoming him as newly appointed Chair.

B. **Oath of Office for Elected Officers** – Carrie Briscoe, administered the Oath of Office to the elected officers, Chair Parker, Vice Chair Dolan, and Treasurer Cline.

4. **Approval of Minutes**

The Summary of Minutes of the AURA Board meeting on May 06, 2020, stand approved.

5. **Public Comment on Issues Not Scheduled for Public Hearing – Three Minute Limit**
None

6. **Public Hearing**
None

6. **Study Session**
None

7. **Old Business**

A. 2019 Auditor Report and Financial Statements – Steve Sauer, BKD and Lisa Yagi, Assistant Finance Director, City of Arvada.

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Maureen Phair, Executive Director introduced Steve Sauer with BKD. BKD has served as the Auditor for the City of Arvada and AURA for the past few years.

Steve Sauer reviewed the audit report and the financial statements and said there were not any material deficiencies in the accounting of funds.

Maureen Phair, Executive Director thanked Steve Sauer, Auditor, BKD, Carrie Briscoe, Project Manager, and Lisa Yagi, Assistant Finance Director, City of Arvada for their hard work and being responsible for a successful audit.

9. New Business
None

10. Development Update

Maureen Phair, Executive Director provided the following development updates:

Affordable Housing on City Stores site – Walmart has an Easement with Covenants and Restrictions (ECR) on the outparcel owned by IRG that allows for parking of motor vehicles, loading and unloading of commercial and other vehicles. The covenant has to be amended prior to applying to the Colorado Housing Financial Authority (CHFA) for tax credits. The application deadline for 2020 is August 3rd; therefore the project is delayed until August 2021.

City Stores Site – Phase II Environmental Assessment was completed and the findings indicate no impacts in the soil or groundwater above the applicable regulatory screening levels. An asbestos survey was performed on the building and asbestos was found, it will be remediated prior to demolition.

Gas Station – Pennetta's auto repair shop and former owner of gas station are now vacated. The asbestos survey for the gas station and gas canopies came back clean. Currently waiting on Xcel Energy to disconnect the utilities and then remove the underground storage tanks. Once the storage tanks are removed then the environmental experts will make sure there are no underground spills; in turn will determine how to do the demolition. AURA hired a company to maintain the area.

Ralston Creek Village (Berkeley site) – Berkeley is the developer who plans on developing 47 townhomes on the former Safeway site. Over the course of the year they've acquired a Preliminary Development Plan (PDP) and Final Development Plan (FDP), and were within a week of receiving a building permit. Berkeley was supposed to close in March but they lost their equity and is seeking a new equity partner. Chris Cowan, Executive Managing Director with Newmark Knight Frank was hired to assist with financing options. The Berkeley Development contract expires June 17, 2020.

Garrison Street Pedestrian Walk – AURA staff met with Studio Insite, a landscape architect and walked the site. AURA staff participated in a virtual meeting with the City of Arvada staff to collaborate and have a better understanding what's involved with the project. The landscape architect will provide some general concepts at the July 1 meeting. Once the AURA Board provides input then a neighborhood meeting will be scheduled.

Arvada Square – Loftus Development has decided to self-perform the vertical construction. The site plan includes a restaurant plaza where the former gas station is; an apartment that is raised over garden style parking with 5-foot stoops that activate the street; and 20-28 for sale

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townhomes on the north-side. Loftus Development is working with an architect to design the site plan and will be presented to the AURA Board July 1. AURA plans to restate the amended Disposition and Development Agreement (DDA).

Tabernacle Church – Richard Sapkin, Owner of Edgemark, purchased the building located at 5690 Yukon Street and is currently marketing the site for tenants.

Trammell Crow Phase II – On the north side of apartment building there is a need to submit a conditional use permit. A Neighborhood meeting is scheduled for June 25 at the Lamar Center. Due to COVID-19 a minimal amount of people can attend the meeting.

11. Public Comment – Five Minute Limit
None

12. Comments from Commissioners

Treasurer Cline thanked Fred Jacobson for his service as Chair and is looking forward to working with Alan Parker as the newly appointed Chair.

Commissioner Steinhaus congratulated Alan Parker as Chair, Sue Dolan as Vice Chair, Tony Cline as Treasurer and newly appointed commissioner, Paul Bunyard.

Commissioner Bunyard thanked the AURA Board for the warm welcome.

Vice Chair Dolan thanked Fred Jacobsen for his service as Chair and AURA staff for their hard work.

Commissioner Williams thanked and commended Fred Jacobsen for his leadership as Chair. He congratulated the newly elected AURA officers. Commissioner Williams stated that the City Council unanimously approved Maureen Phair's contract. He suggested that Ms. Phair's performance review be made as an agenda item. In regard to Olde Town Arvada the Business Improvement District (BID) has proposed and the City agreed to close a portion of Olde Wadsworth Boulevard to afford restaurants to provide outdoor seating. Commissioner Williams reported that his role as Chair for Metro Mayors, directly working with Governor helped to loosen the rules of alcohol consumption for designated areas. The directive for outdoor seating will remain until Labor Day. Commissioner Williams reported that the City received \$9.4 million for Adams and Jefferson Counties of the CARES Act money and is expecting to utilize the funds to convert the 256 Emergency Small Business loans into grants for the amount of \$2.5 million.

Commissioner Jacobsen agreed to do Ms. Phair's review on time. He stated it's been a pleasure being the AURA Chair for seven years.

Chair Parker thanked Fred Jacobsen for his dedication and service and Chair.

13. Committee Reports

Commissioner Steinhaus attended the Olde Town Arvada Business Improvement District (BID) meeting and the plans for the Olde Town Arvada Street closures.

14. Staff Reports

Maureen Phair, Executive Director, provided an update:

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Maureen Phair stated that the Flash Report is in the packet

Commissioner Jacobsen suggested that the Tabernacle Project should be included in the Flash Report.

Ms. Phair thanked Carrie Briscoe, Project Manager and Erin Green, Technology Infrastructure and Operations Manager for preparing the virtual meeting.

Ms. Phair asked the Board if they are comfortable with receiving a hard copy of the high volume documents in their board packet. The Board agreed that it would be optional to receive the documents as a hard copy or electronically. A suggestion is to have one hard copy of the high volume documents available at the Board meetings. The agenda and smaller documents will be included in the board packet.

Corey Hoffmann, Legal Counsel, reported on the Supreme Court case submitted by Arvada for all the People. Attorney Hoffmann emphasized that Trammel Crow was prepared to move forward with the development.

15. Executive Session

Corey Hoffmann, Legal Counsel stated the need for an Executive Session for Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) related to the Trammel Crow & Affordable Housing DDAs.

Commissioner Jacobsen moved to go into Executive Session for the reasons stated by Legal Counsel.

The following votes were cast on the Motion:

Voting yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus and Williams

The Motion was approved.

The AURA Board convened into the Executive Session at 3:35 pm and reconvened into the Regular Meeting at 4:39 pm.

16. Adjournment

Chair Parker adjourned the meeting at 4:39 p.m.

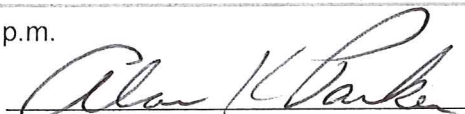
ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary



Alan Parker, Chair

