
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, June 5, 2019
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

REGULAR MEETING

1. **Call to Order** – Vice-Chair Alan Parker called the meeting to order at 5:40 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 Tony Cline, Moni Piz Wilson, Tim Steinhaus, Marc Williams

Commissioner Cline moved to excuse Chair Jacobsen, Treasurer Dolan and Commissioner Williams from the meeting.

The following votes were cast on the Motion:
Voting yes: Parker, Cline, Piz Wilson and Steinhaus
Absent: Dolan, Jacobsen, Williams
The Motion was approved.

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

Also present: Steve Sauer, Auditor, BKD, Lisa Yagi, Assistant Finance Director, City of Arvada, Tim Masters and Jim Allen, TJC Limited and seven guests.

4. **Approval of Minutes**

The Summary of Minutes of the AURA Board meeting on May 1, 2019, stand approved.

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

Bob Turner, Owner of UCHealth Emergency Room building located at 9505 Ralston Road; addressed the Board regarding the Arvada Square redevelopment plans.

6. **Public Hearing**

None

7. **Study Session**

None

8. **Old Business**

- A. Micro Housing Update – Tim Masters and Jim Allen, TJC Limited provided an update for the pre-submittal meeting with the City. The next step is to submit a sketch plan to the City and then proceed with a Preliminary Development Plan (PDP).
- B. Cooperation Agreement between the Arvada Urban Renewal Authority and Haskins Station Metropolitan District – Haskins Station is located near the northwest corner of Ridge Road and Quail Street within the Urban Renewal area. The metropolitan district is seeking an additional mill levy and is asking AURA to allow the mill levy revenue to pass through to the

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, June 5, 2019
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 2

metropolitan district via a Cooperation Agreement. Ms. Phair explained the AURA administrative fee that will cover the costs associated with collection, accounting and distribution of the District Tax Levy Allocation. After lengthy discussion, Commissioner Steinhaus moved to approve the Cooperation Agreement between the Arvada Urban Renewal Authority and Haskins Station Metropolitan District.

The following votes were cast on the Motion:
Voting yes: Parker, Cline, Piz Wilson and Steinhaus
Absent: Dolan, Jacobsen, Williams
The Motion was approved.

9. New Business

- A. 2018 Auditor Report and Financial Statements – Steve Sauer, BKD and Lisa Yagi, Assistant Finance Director, City of Arvada

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

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

- B. 9940 West 59th Place Presentation – Curtis Westphal, Owner of New West Property Management, provided an overview of the property to obtain a short-term construction loan from AURA to repurpose the existing building from the office use to Live/Work studios. Live/Work is a permitted use in the Planned Unit Development Business Professional (PUD B-P) Zone.

10. Development Update

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

Marvelle Ralston Creek (Alliance's Active Adult Community)

- Submitted their third Preliminary Development Plan (PDP)
- Updated on dry cleaning contamination. Future testing will determine when development will break ground hopefully in October 2020.

AURA staff is preparing a letter and a packet of information to Walmart concerning the covenants that restrict multi-family housing on the outlot parcel adjacent to Ralston Creek Walmart.

G Line Boardings – District L Director, Shelley Cook, shared information to AURA staff and Mayor Marc Williams regarding G Line boardings. During the free-fare period from April 28 through May 11, there were 93,100 estimated boardings. The average weekday boarding during this period was 6,060. Shelley Cook and Dave Genova, RTD General Manager, expect ridership to increase as people become more familiar with the service and bus connections are improved following the route changes planned for August. An estimated week day ridership at stabilization is 16,800 to 20,000.

SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, June 5, 2019
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002

Page 3

11. Public Comment – Five Minute Limit

None.

12. Comments from Commissioners

Commissioner Cline apologized for being late.

Commissioner Steinhaus asked to be AURA's unofficial representative to the Olde Town Business Improvement District (BID).

13. Committee Reports

None.

14. Staff Reports

Maureen Phair provided the following updates:

Ms. Phair noted the flash report and communications report in the Board packet. As part of the communications report produced by AURA, a video was displayed recognizing Historic Renovation. Also provided was a brief overview of the Historic Preservation Survey.

The City and Olde Town Business Improvement District (BID) are contributing approximately \$21,000 and AURA is contributing \$7,000 to offset the cost for the purchase of new furniture to activate the Olde Town Square.

Ms. Phair stated she will be out of the office for two weeks from 6/14 -28, Carrie Briscoe, Project Manager will be in charge of the day to day running of the office and overseeing AURA projects. Ryan Stachelski, Director of Community and Economic Development will be available if anything significant happens regarding AURA projects. Corey Hoffmann, Legal Counsel will also be available.

A reminder that July's Board Meeting was cancelled.

Proposed to have a Summer BBQ on Wednesday July 17.

15. Executive Session

Corey Hoffmann, Legal Counsel stated the need for an Executive Session to review Legal Advice, Pursuant to C.R.S. 24-6-402(4)(b) Relating to Arvada Square and Instructions to Negotiators, Pursuant to C.R.S. 24-6-402(4)(e) Relating to Urban Renewal. Commissioner Cline moved to go into executive session for the reasons stated by legal counsel.

The following votes were cast on the Motion:

Voting yes: Parker, Cline, Piz Wilson and Steinhaus

Absent: Dolan, Jacobsen, Williams

The Motion was approved.

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, June 5, 2019
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

The AURA Board convened into Executive Session at 7:48 p.m. and reconvened the Regular Meeting at 9:14 p.m.

16. Adjournment

Commissioner Piz Wilson moved to adjourn the meeting at 9:14 p.m.

The following votes were cast on the Motion:
Voting yes: Parker, Cline, Piz Wilson and Steinhaus
Absent: Dolan, Jacobsen, Williams
The Motion was approved.



Fred Jacobsen, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary

