
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, May 1, 2019
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 1

REGULAR MEETING

Call to Order – Chair Fred Jacobsen called the meeting to order at 5:30 p.m.

Moment of Reflection and Pledge of Allegiance

Roll Call of Commissioners: Chair Fred Jacobsen, Vice Chair Alan Parker, Treasurer Tony Cline, Commissioners Moni Piz Wilson, Sue Dolan, Tim Steinhaus, Marc Williams

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

Also present: Two guests.

- A. Oath of Office for Commissioner Tim Steinhaus – Carrie Briscoe administered the Oath of Office to Commissioner Tim Steinhaus, who was appointed to the AURA Board by City Council on April 1, 2019.
- B. Election of Officers – Chair Jacobsen relinquished the chair to Maureen Phair to conduct the election for Chair. Ms. Phair opened the floor for nominations for Chair. Commissioner Williams nominated Fred Jacobsen as Chair 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 re-elect Fred Jacobsen as Chair.

The following votes were cast on the Motion:

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

The Motion was approved.

Ms. Phair relinquished the chair to Chair Jacobsen whom opened the floor for nominations for Vice Chair. Commissioner Williams nominated Alan Parker as Vice Chair. No other nominations were made. Chair Jacobsen closed the nominations and asked for a vote on the nomination to re-elect Alan Parker as Vice Chair. Commissioner Williams nominated Sue Dolan as Treasurer. Chair Jacobsen closed the nominations and asked for a vote on the nomination to re-elect Fred Jacobsen as Chair, re-elect Alan Parker as Vice Chair and elect Sue Dolan as Treasurer.

The following votes were cast on the Motion:

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

The Motion was approved.

- C. Oath of Office for Elected Officers – Carrie Briscoe, administered the Oath of Office to the elected officers, Chair Jacobsen and Vice Chair Parker were re-elected and Commissioner Dolan was elected as Treasurer.

4. Approval of Minutes

The Summary of Minutes of the AURA Board meeting on April 3, 2019, stand approved.

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

None

SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, May 1, 2019
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002

Page 2

6. Public Hearing

None

7. Study Session

None

8. Old Business

None

9. New Business

None

10. Development Update

Maureen Phair, Executive Director provided the following development updates:

Ralston Creek Village (Berkeley Town Homes) and Olde Town Residence – The City of Arvada identified conflicts with the intersection of Holland and the east/west street as the two developments connect. The developer will be resubmitting their PDP.

Trammell Crow Phase II – AURA contracted with an architect to see if the site can support a conference center, hotel, retail and parking. The architect identified parking on the site for retail and hotel, but not the conference center. A meeting was held with the City staff to discuss parking. A future meeting will be held to discuss parking, size of facility and operations to explore the viability of conference center, hotel, retail and parking.

Vacant Kmart – AURA staff spoke with owners and they are weighing the returns on reusing/reenacting the building vs redeveloping the site into a residential (market rate apartments) with commercial along Ralston Road, vertical mixed-use. A decision is expected within two weeks.

Micro Housing – The developer is finalizing a draft site plan and will hold a pre-submittal meeting with the City this month. AURA staff met with a cemetery representative regarding the triangular piece along Kipling. The Chairman presented this request to the Board and they were not interested in selling the property.

Walmart Outparcel – A meeting was set in May, 2019

City Stores – AURA staff met with the City staff about AURA obtaining this property and if they were in agreement. A surveyor was hired to create two parcels; City Stores and community gardens. The next step is to take the property through the City's subdivision process.

Gateway at Arvada Ridge – Ribbon cutting was held on Monday, April 8.

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, May 1, 2019
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 3

Police Activity report on Arvada Big Box Retail – Walmart has been open 1.5 years and some claim Walmart brings crime. The AURA staff asked the Arvada Police Department if Walmart has more crime than the other large format retailers in Arvada. The report dates include March 19 through April 19. Walmart, Super Target, Target on north Wadsworth, Home Depot, Costco, Lowes and Sam’s Club. The loss prevention employee from Walmart is receiving an award from APD for going above and beyond.

11. Public Comment – Five Minute Limit

None.

12. Comments from Commissioners

Commissioner Jacobsen shared a report issued by Bryan Archer, Arvada Director of Finance, regarding spending limit with various City department heads for expenses. Commissioner Jacobsen asked the Board to consider increasing expenditure approval to not exceed \$25,000 for Executive Director to pay without Board approval. If the decision is made to increase the spending limit the by-laws would need to be amended. After a lengthy discussion no change will be made with current approval limit.

Commissioner Jacobsen suggested partnering with the City of Arvada to instill a preventative plan to maintain future projects.

Commissioner Parker noted concern about further testing for G-Line.

Commissioner Cline recommended watching “Seattle is Dying” documentary about homeless problem and possible solutions.

Commissioner Piz Wilson shared her excitement about the mural displayed on her business to welcome the G-Line riders.

Commissioner Steinhaus stated appreciation for the opportunity to be a part of AURA Board.

Commissioner Dolan thanked the Board for electing her as Treasurer.

Commissioner Williams shared his enthusiasm about the displayed mural welcoming G-Line riders to Arvada. With emphasis Commissioner Williams stated the interviewing process for City Council to appoint commissioners to the AURA Board.

13. Committee Reports

None.

14. Staff Reports

Maureen Phair provided the following updates:

2018 Auditor Report and Financial Statements are in draft form for review by the Finance Committee.

Ms. Phair noted the flash report and communications report.

