
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, JULY 6, 2016
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 5:30 p.m. Chair Jacobsen granted a 10 minute recess for board members to finish their dinner. Regular meeting reconvened at 5:41 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

4. **Approval of Minutes**

The Summary of Minutes of the AURA Board meeting on June 1, 2016, stands approved as presented.

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

None.

6. **Public Hearing**

None.

7. **Study Session**

AURA Website Presentation – Maureen Phair, Peggy Salazar, and Carrie Briscoe presented new AURA website (www.arvadaurbanrenewal.org). Previous website was hard to find, and the framework of the previous website restricted pictures and the opportunity to keep the public apprised of AURA’s past and present projects. Additionally, a draft of the new AURA logo and branding was shown. AURA Board provided feedback.

8. **Old Business**

None.

9. **New Business**

None.

10. **Development Update**

Ralston Creek Walmart – Vertical construction has begun. The store is estimated to open in the second quarter of 2017.

Solana – The City of Arvada has required that there be public access for the residents from the north of Grandview Avenue to the park south of the railroad tracks. This requires a gate to be installed at the railroad tracks to prevent pedestrians from crossing the tracks when train is approaching and passing. It was not really known how much this would cost. Some estimates were as low as \$10,000. The developer ended up budgeting

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\$225,000 for the gates because of the unknown costs of construction on railroad lines. Unfortunately, the crossing construction was bid out at cost of \$895,489. A list of costs was summarized. This requirement has created a very large financial impact to the developer. The developer has proposed to pay \$670,000 for the crossing with the City of Arvada paying the difference – roughly \$225,000.

Commissioner Williams commented that the crossing would likely be used by more people than those that live north of Grandview Avenue. He questioned the equitable distribution of the cost.

Commissioner DeLaria questioned if the City of Arvada parks department's requirement of open space is unrealistic. Clark Walker commented that the parks department has certain requirements including open space and/or a public park.

for this particular project.

There was a lengthy discussion surrounding other options of crossing the tracks. Commissioner Bolin would like to see the City of Arvada pay an equitable portion of the cost.

Treasurer Cline questioned whether other parks like the community garden near the new Walmart require ADA compliance. Commissioner Bolin clarified that the discussion of whether the park at Solana is public or private could impact the decision on whether the crossing is needed or not. Treasurer Cline concluded that if the developer knew about the crossing they should have to pay for the crossing. Maureen Phair stated that the requirement came late in the planning/review process, but because of the short timeline to move forward with the plan, the full magnitude of the crossing's potential cost could not be realized at the time.

Maureen Phair summarized that this was more of an update than a request for approval or action. This issue will be discussed with the City of Arvada and the developer.

Commissioner DeLaria suggested that the developer consider a fee in lieu of the public park. It was discussed that the public park in the plan was part of the approval process and to request to pay a fee in lieu of constructing the public park would be too late to be considered.

Further discussion occurred about trading other elements of the project (ie landscaping and maintaining south of the development) for the crossing.

Solana at Cherry Creek is holding a ribbon cutting on July 21, 2016.

Ralston Creek North – The developer has submitted their PDP application and their building permits. Maureen Phair met with the commercial real estate broker pre-leasing the project. 40% of the development needs to be pre-leased in order to apply for the construction loan. The developer can't break ground until they have construction loan. The broker is having a hard time attracting tenants especially since the site contains dilapidated buildings. Utility disconnects and environmental cleanup are well underway with demolition on the Safeway to occur first followed by Gloria's and Big O Tires. The deli, liquor store, and ACE Cash buildings will be demolished at a later date.

Commissioner Bolin asked if the real estate closing on Arvada Square had occurred. Maureen Phair explained that AURA took possession of the property in May 2016. Flood lights were installed above the liquor store because of the lights at Safeway being demolished. Once the Stipulation Agreement is signed by those with an interest in the property is signed off, the court will enter an order vesting title to AURA.

9-acre Site – The site plan has created a problem for the grocer interested in the site. The access and parking were unfavorable. There is also a large storm sewer line running diagonally across the site which makes the site plan difficult to configure.

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11. Public Comment – Five Minute Limit

John Kiljan – Commented on the website citing the value in the current projects’ information including when it will open, when businesses close, demolition dates, etc. Newsletter/notice is also a valuable tool.

Cindy Kreutzer – Can audio recordings be linked on the website? It’s hard for the public to hear what’s being said. Staff will look into this option.

12. Comments from Commissioners

Commissioner Bolin – Reiterated the need to see board meeting minutes and packets on the website and complimented the site progress. She also expressed her sympathies for Pat Connelly.

Commissioner DeLaria – Excited about the branding and website citing it as an invaluable tool to the community. She also expressed her sympathies for Pat Connelly.

Treasurer Cline – Encouraged staff to continue with updates and enthusiasm on the website. Take criticism as advice but not necessarily what needs to happen on websites. He also expressed sympathy for Pat Connelly.

Vice Chair Parker – Expressed gratitude for Pat. He had the same comments about the website. Keep it fresh. Tell our great story. Publicize the launch of the website – local media, social media, etc.

Commissioner Piz-Wilson – Thanked staff for work on website. She stated her condolences to Pat.

Chair Jacobsen – Keep calendar up to date. It is vital for the residents and community to have the most up to date information.

13. Committee Reports

Chair Jacobsen noted that there is need for the review committee which includes Commissioner Bolin and Vice Chair Parker to manage the annual review of Maureen Phair including reviewing the job description and goals. Review to possibly occur in August/September 2016.

14. Staff Reports

Maureen Phair recognized John Kiljan who created and maintained the Citizens for a Livable Ralston Creek Community website (ralstoncommunity.org). He is going to be less active with the website. It was created out of the need to inform the neighborhood of projects. He will probably not be attending many of AURA’s future meetings. Ms. Phair thanked him for his time spent reporting on the AURA projects.

She invited the Board to attend the ULI “Ugly Architecture” Discussion on July 14, 2016 from 3-6:30 pm at the Denver Art Museum.

She invited the Board to the ULI fall conference in Dallas, Texas in October 2016.

She also noted the Flash Report with financial results ending May 31, 2016.

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15. Executive Session

None.

16. Adjournment

The meeting was adjourned by Chair Jacobsen at 7:43 p.m.



Fred Jacobsen, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary

