



**REGULAR MEETING OF THE AURA BOARD OF COMMISSIONERS  
5601 Olde Wadsworth Boulevard, Ste. 210, Arvada, Colorado  
5:30 p.m., Wednesday, August 2, 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
  - A. Arvada Super Walmart Presentation – Justin Miller, General Manager
9. New Business – None
10. Development Update
11. Public Comment – Five Minute Limit
12. Comments from Commissioners
13. Committee Reports
14. Staff Reports
15. Executive Session
  - A. Conferences with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions.
  - B. Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators
16. Adjournment

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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, JUNE 7, 2017  
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.
2. **Moment of Reflection and Pledge of Allegiance**
3. **Roll Call of Members:** Chair Fred Jacobsen, Vice Chair Alan Parker, Treasurer Tony Cline, Commissioners Michelle DeLaria, Moni Piz Wilson, Sue Dolan, Marc Williams

Commissioner Williams moved to excuse the absence of Moni Piz Wilson.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Bolin, DeLaria, Williams

Voting no: Cline

Absent: Piz Wilson

**The Motion was approved.**

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: Steve Sauer, Auditor, BKD and Lisa Yagi, Assistant Finance Director, City of Arvada

- A. **Oath of Office** – Chair Fred Jacobsen  
Chair Jacobsen was re-elected as Chair at May 3, 2017 meeting.

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**4. Approval of Minutes**

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The Summary of Minutes of the AURA Board meeting on May 3, 2017, stands approved as submitted.

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

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None.

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**6. Public Hearing**

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None.

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**7. New Business**

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- A. **2016 Auditor Report and Financial Statements** – Steve Sauer, BKD and Lisa Yagi, Assistant Finance Director, City of Arvada

Mr. Sauer summarized the results of the 2016 audit. Commissioner DeLaria asked about the net loss reported. Mr. Sauer explained that it is due to the sale of property. Mr. Polk requested clarification on tax abatements. Mr. Sauer explained the contract incentives associated with the projects located within the urban renewal areas.

Commissioner Williams moved that the Arvada Urban Renewal Authority Board of Commissioners accept the 2016 audited financial report and statements and to forward to the City of Arvada for final acceptance.

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The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Dolan, DeLaria, Williams

Absent: Piz Wilson

**The Motion was approved.**

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**8. Study Session**

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**A. Blight Discussion – Clark Walker, Deputy Director, AURA**

Mr. Walker presented AURA's mission to remediate blight, the state statute, and determining factors of blight. There was a lengthy discussion concerning "owner's inclusion", the identified boundaries of an urban renewal area, and the public participation process.

Commissioner Cline requested a copy of the eleven blight factors.

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**9. Old Business**

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None.

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**10. Development Update**

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Walmart – They have established an employment center in order to facilitate the hiring and transferring of 280 employees. Additionally, Walmart has decided to close the Marketplace at 64<sup>th</sup> and Indiana and the store on Youngsfield in Wheat Ridge.

Ralston Creek Streetscape – Construction is underway with demolition starting around the USBank corner.

Ralston Creek North – AURA sold the Safeway and Independence Center parcels on June 1, 2017 to Loftus Development (Ralston Creek North LLC).

Gateway at Arvada Ridge – 298 unit multi-family building. This project is breaking ground late June 2017.

RTD GLine – Testing has resumed.

Solana – First residents will move in June 12, 2017.

8.25-Acre TOD Site – Trammell Crow took this site to the International Council of Shopping Centers (ICSC). Grocery stores, in general, are not expanding in Colorado.

The developer has determined that the height of the multi-family building will be thirty four feet above the elevation located at the center line of Grandview Avenue. City surveyors helped identify heights of various trees groups. The trees range in height from forty feet on the west side to fourteen feet on the east side.

Hilton Garden Inn – They are achieving an 80% occupancy rate.

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**11. Public Comment – Five Minute Limit**

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None.

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**12. Comments from Commissioners**

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Commissioner Dolan thanked Mr. Walker for the Blight Study presentation.

Commissioner Williams noted the Valejo case ruling as it relates to the construction defect law.

Chair Jacobsen has initiated discussing urban renewal topics with his business acquaintances and neighbors. There was also a discussion concerning the AURA website and the level of detail provided for each project.

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**13. Committee Reports**

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None.

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**14. Staff Reports**

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Carrie Briscoe provided a summary of the flash report which shows financial balances as of April 30, 2017.

Peggy Salazar gave a summary of the AURA website updates in May 2017.

Maureen Phair reported on the HB1348 updates including parameters of urban renewal area modifications.

Ms. Phair, along with Commissioners Cline and Dolan, attended the Affordable Housing Summit. There was a lengthy discussion concerning topics, data, and tools presented at the summit.

Ms. Phair spoke at the Council of Development Finance Agencies at the Federal Reserve Bank in downtown Denver. She'll also be speaking at three events the following week.

Mike Polk announced that the Town of Parker's urban renewal authority is being sued. He can share information that may be of importance to AURA.

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**15. Executive Session**

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Commissioner Williams moved to convene into Executive Session to discuss land sale, negotiations, and legal counsel and to review the Summary of Minutes of the Executive Session of May 3, 2017.

Mike Polk said that the topics for discussion are provided for in CRS 24-6-402(4)(a).

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Dolan, DeLaria, Williams

Absent: Piz Wilson

**The Motion was approved.**

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The AURA Board convened into the Executive Session at 7:32 p.m. and reconvened into the Regular Meeting at 8:06 p.m.

**Regular Meeting**

Commissioner Williams moved that the Arvada Urban Renewal Authority Board of Commissioners approve the Summary of Minutes for the Executive Session of May 3, 2017.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Dolan, DeLaria, Williams

Absent: Piz Wilson

**The Motion was approved.**

Commissioner Williams moved for the AURA Board to authorize AURA Executive Director to take actions as discussed in executive session.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Dolan, DeLaria, Williams

Absent: Piz Wilson

**The Motion was approved.**

Commissioner DeLaria moved to cancel the June 21 and July 5 meetings.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Dolan, DeLaria, Williams

Absent: Piz Wilson

**The Motion was approved.**

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**16. Adjournment**

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The meeting was adjourned by Chair Jacobsen at 8:11 p.m.

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Fred Jacobsen, Chair

ATTEST:

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Maureen Phair, Executive Director

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Carrie Briscoe, Recording Secretary

# AURA Flash Report

Balances as of June 30, 2017

FOR DISCUSSION PURPOSES ONLY

UNOFFICIAL & UNAUDITED

## CASH & INVESTMENTS

		Account Balance	Change from previous month	Net to AURA
<u>Wells Fargo Bank</u>				
	General - Checking (0193)	178,738	3.66%	178,738
	Ralston Fields - Checking (4061)	866,724	-21.55%	866,725
	Ralston Fields Investments (9353)	342,027	0.17%	342,027
<u>First Bank of Arvada</u>				
	0.20% CD Maturity 10/11/18 (9977)	317,568	0.05%	317,568
<u>Vectra Bank Colorado</u>				
	0.90% General Fund 04/08/19 (6319)	1,026,519	0.23%	1,026,519
	0.65% General Fund 09/03/18 (6202)	1,010,869	0.11%	1,010,869
	0.65% Ralston Fields Fund 09/03/18 (6210)	1,010,869	0.11%	1,010,869
	0.65% Ralston Fields Fund 09/03/18 (6228)	1,010,869	0.11%	1,010,869
<b>NET CASH AVAILABLE TO AURA</b>				<b>5,764,184</b>

## REAL ESTATE OWNED

Date Acq.	Name	Address	Purchase Price	Debt/Discount	Net Value
2013	TOD Parcel	5580 Vance Street	660,000	659,990	10
2004	Water Tower	Lot K	0	0	0
2015	Ralston Road Café	9543 Ralston Road	800,000	500,000	300,000
2016	Arvada Square	9465 Ralston Road	4,963,065	3,865,808	1,097,257
2017	TOD Parcel - Gun Club		10	0	10
<b>NET VALUE OF REAL ESTATE OWNED</b>					<b>1,397,277</b>

## LONG TERM RECEIVABLES

<u>Borrower</u>	Current		Net Receivable
	Loan Balance	Credit	
Udi's Loan (Payable by 2019)	212,200	100,000	112,200
<b>NET LONG TERM RECEIVABLES</b>			<b>\$112,200</b>

## GENERAL FUND SOURCES OF GROSS INCOME As of June 30, 2017

	2017 Budget	Actual Collected YTD
Ralston Fields	0	630,000
Olde Town Station	40,000	-
Jefferson Center	169,000	19,747
Northwest Arvada	217,000	217,000
Village Commons	100,000	-
Tenant Rents (Independence Center & Arvada Square)	90,000	101,388
Loan Receipts (Udi's)	70,740	-
Interest & Misc. *\$15778 reimbursement of site expenses at Ralston Creek North	16,250	24,177
Safeway Sale Proceeds	2,000,000	2,000,000
<b>TOTAL SOURCES OF INCOME</b>	<b>\$2,702,990</b>	<b>\$2,992,312</b>

## GENERAL FUND EXPENSES As of June 30, 2017

	2016 Budget	Expended YTD
Operating Expenses	1,063,461	275,849
<b>TOTAL EXPENSES</b>	<b>\$1,063,461</b>	<b>\$275,849</b>