
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, September 4, 2019
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.
-

Moment of Reflection and Pledge of Allegiance

2. **Roll Call of Commissioners:** Chair Fred Jacobsen, Vice Chair Alan Parker, Treasurer Sue Dolan, Commissioners Tony Cline, Moni Piz Wilson, 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: three guests

4. **Approval of Minutes**
-

The Summary of Minutes of the AURA Board meeting on August 7, 2019 stand approved with word correction on page 4.

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

None

6. **Public Hearing**
-

None

7. **Study Session**
-

None

8. **Old Business**

A. Second Amendment to the First Amended and Restated Disposition and Development Agreement between Arvada Urban Renewal Authority and TC Denver Development, Inc.

Maureen Phair reported that the Schedule of Performance will need to be amended to account for the legal appeal. She stated that assigning hard dates to a schedule is challenging when the date the legal issues will be resolved is unknown. Therefore, rather than assigning specific dates to the milestones, the milestones will be measured from the date the legal issues are estimated to be resolved. For example, the closing will occur within 90 days of resolution of legal issues. Also an additional ten months was added to the Phase I schedule and is advancing the schedule for Phase II by ten months.

Commissioner Williams moved to approve the Second Amendment to the First Amended and Restated Disposition and Development Agreement between Arvada Urban Renewal Authority and TC Denver Development, Inc.

The following votes were cast on the Motion:

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

The Motion was approved

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B. Eighth Amendment to the Ralston Creek Disposition and Development Agreement between Arvada Urban Renewal Authority and Ralston Creek North, LLC

Maureen Phair reported that in order to accommodate the environmental cleanup and re-imagining of the site, the Schedule of Performance needs to be amended to allow additional time. She stated per the Board's request staff is working with David Hicks Lampert to comprehend the retail market and Newmark Knight Frank to understand the multi-family market for the site. AURA also retained Shears Adkins Rockmore to encompass the market uses and re-imagine the site plan; incorporate the site constraints; and include connectivity and place-making. Staff will provide a draft site plan for the Board to review at the November Board meeting.

Commissioner Williams moved to approve the Eighth Amendment to the Ralston Creek Disposition and Development Agreement between Arvada Urban Renewal Authority and Ralston Creek North, LLC

The following votes were cast on the Motion

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

The Motion was approved.

9. New Business

None

10. Development Update

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

Ralston Creek Village (Berkeley Town Homes) - Planning Commission met September 3rd and approved the development 7-0. Next step is to meet with City Council on October 21 and anticipate breaking ground next quarter.

City Stores and Walmart Outparcel – Provided a Site Plan prepared by Shears Adkins Rockmore. AURA staff is talking with both Jefferson County Housing Authority (JCHA) and George Thorn about the potential project site. AURA Board directed Ms. Phair to move forward with the project.

Micro Housing – The sketch plan will be presented to the Planning Commission on October 8.

Vacant Kmart site – The owners are in town next week to meet with Ryan Stachelski, Director of Community and Economic Development and AURA staff regarding development options for the site.

King of Glory Church – The staff will have a decision next month.

Arvada Square – Placed eight more monitoring wells on the site to help narrow down the boundaries of the affected area.

11. Public Comment – Five Minute Limit

None

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12. Comments from Commissioners

Commissioner Parker suggested having a discussion about future developments at the retreat.

Treasurer Dolan echoed about seeking other urban renewal area plans and discuss some ideas for the retreat.

Commissioner Steinhaus provided an update on Arvada Business Improvement District (BID) projects: 1) Partnering with the City to place permanent lighting along Olde Wadsworth Boulevard and Grandview Avenue; 2) Working on improvements to the alley behind Grandview Avenue from Olde Wadsworth Boulevard to Webster Street; and 3) Implementing the Olde Town Arvada promotion on the G-Line in mid- September.

Commissioner Piz Wilson requested staff to explore what's happening with other cities and discuss at the retreat.

Commissioner Williams reported that the Harvest Festival parade route changed due to concern of safety. He also stated that the ridership on the G-line is higher on weekends than weekdays.

Chair Jacobsen echoed the information regarding the G-Line and that it's a pleasure to ride. He also noted that AURA owned property, Ralston Creek North undeveloped sites and City owned properties must be maintained.

13. Committee Reports

None

14. Staff Reports

Maureen Phair provided the following development updates:

Ms. Phair noted the flash report didn't have the \$380,000 that is designated to Solana under Cash and Investments therefore the net cash available should be \$8.8 million.

Communications Report includes an article in the Arvada Report "AURA Key Part of Preserving Arvada's History".

AURA Board Retreat is scheduled for Friday, November 1, 2019.

Corey Hoffman, Legal Counsel, reported that the answer brief to litigation is due on Friday.

15. Executive Session

Corey Hoffmann, Legal Counsel stated the need for an Executive Session to review Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Relating to the Olde Town Residences.

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

The following votes were cast on the Motion

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

The Motion was approved.

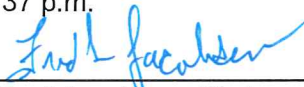
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The AURA Board convened into Executive Session at 6:18 p.m. and reconvened the Regular Meeting at 7:37 p.m.

16. Adjournment

The meeting was adjourned by Chair Jacobsen at 7:37 p.m.




Fred Jacobsen, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary

