
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, SEPTEMBER 5, 2018
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

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

Treasurer Cline not present for roll call.

AURA staff present: Maureen Phair, Executive Director; Hilary Graham, Legal Counsel; Carrie Briscoe, AURA Coordinator; Peggy Salazar, Administrative Specialist

Also present: Jeff Willis and Tyler Jones, Berkeley Homes; Jim Loftus and J. Drever, Loftus Development; 1 guest

Treasurer Cline arrived at 5:41 p.m.

4. Approval of Minutes

The Summary of Minutes of the AURA Board meeting on August 1, 2018, stands approved as submitted.

Chair Jacobsen stated there was a need for an executive session. Vice Chair Parker moved to amend the current agenda to add an executive session.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Dolan, DeLaria, Piz Wilson, Williams

Absent: Cline

The Motion was approved.

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

None.

6. Public Hearing

None.

7. Study Session

This item was postponed until all commissioners and study session presenters were present. This occurred after the Development Update.

Maureen Phair introduced J. Drever with Loftus Developments. J. Drever introduced Berkeley Homes who is in negotiation with Loftus to develop the fourth phase of Ralston Creek North with for-sale townhomes.

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Jeff Willis with Berkeley Homes presented information pertaining to his business' history and experience in home building and provided a site plan, concept, and proposed pricing for the for-sale townhome development in Ralston Creek North.

The parking onsite for this project exceeds the City's minimum requirements. The Builder will also pursue covenants that require homeowners to park their cars in their garages. There was discussion related to the aesthetic qualities of the concept project.

Jim Loftus explained the need for additional (overflow) parking which is related to the lease with Tokyo Joe's. He noted there may be an opportunity to reduce the additional parking because of the pending tenant mix which includes fewer restaurants. Overall, the Builder's plan meets the City's parking requirement without the additional overflow spots.

Maureen Phair outlined the requirements of the DDA with Loftus. She also provided a historical summary of this project. An amendment is likely needed for the additional developer contracts (Berkeley Homes and Alliance) as well as an extension of dates for the Phase 2 PDP submittals and land sale in the schedule of performance. There was additional discussion concerning the estimated sales price of the townhomes. Financial information and references from Berkeley and Alliance were requested.

8. Old Business

None.

9. New Business

None.

10. Development Update

Maureen Phair provided the following development updates:

Ralston Creek North Phase 1 – Mod Pizza has opened.

Ralston Creek North Phase 2 – The electrical service to this area that controls the parking lot lights has been vandalized. The copper wire has been removed. The parking lot lights will not be able to be used because of the cost of the damaged electrical system. Additionally, jersey barriers along with no trespassing signs will be set in the parking lot after the Harvest Festival to prevent cross traffic.

Olde Town Residences – The developer is continuing to work on their FDP submittal.

Haskins Station – This is not an AURA project but is located within the Ralston Fields urban renewal area. This project will be governed by a metropolitan district. The district is seeking extra mill levies and is asking AURA to allow the mill levy revenue to pass through to the metropolitan district via a cooperation agreement. The agreement is expected in October for the AURA Board's review and approval.

11. Public Comment – Five Minute Limit

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None.

12. Comments from Commissioners

Commissioner Dolan asked for some assurance that Loftus will be successful with the builders he has contracted with to finish the remaining phases of the Ralston Creek North project. Maureen Phair has emphasized to Loftus that the remaining projects need to be free of exceptions and variations to ensure a successful project.

Commissioner Williams reported on the status of the RTD G-Line and commended the contractor for reducing their testing window to the hours between 7:00 am and 7:00 pm.

13. Committee Reports

Treasure Cline and Vice Chair Parker reported that the finance committee met to discuss and develop AURA's 2019 budget.

14. Staff Reports

Maureen Phair noted the Flash Report and the CDs coming due in September. AURA is working with the finance committee to move them to a different bank and higher interest rates.

She also provided an update on AURA's public outreach efforts and showed the latest videos posted to AURA's social media sites.

15. Executive Session

Commissioner Williams moved to convene into Executive Session to discuss land sales and negotiations and to review the Summary of Minutes of the Executive Session of May 2, 2018.

Legal Counsel Hilary Graham said that the topics for discussion are provided for in CRS 24-6-402(4)(e).

The following votes were cast on the Motion:

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

Absent: None

The Motion was approved.

The AURA Board convened into the Executive Session at 7:10 p.m. and reconvened into the Regular Meeting at 7:45 p.m.

Regular Meeting

Commissioner DeLaria moved that the Arvada Urban Renewal Authority Board of Commissioners approve the Summary of Minutes for the Executive Session of May 2, 2018.

The following votes were cast on the Motion:

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

Absent: None

The Motion was approved.

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16. Adjournalment

The meeting was adjourned by Chair Jacobsen at 7:47 p.m.



Fred Jacobsen, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary

