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**SUMMARY OF MINUTES OF REGULAR MEETING**  
**ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS**  
**WEDNESDAY, October 2, 2019**  
**5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

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**REGULAR MEETING**

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1. **Call to Order** – Chair Fred Jacobsen called the meeting to order at 5:30 p.m.
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**Moment of Reflection and Pledge of Allegiance**

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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: Mark Deven, City Manager; Lori Gillis, Deputy City Manager; Bryan Archer, Director of Finance; Don Wick, Director of Public Works; Sarah Washburn, Senior Landscape Architect; Adam Lind, Transportation Planner; Lance Henkel, Senior Landscape Architect; Trang Tran, Civil Engineer; Chris Proper, Senior Civil Engineer; Bill Mosher, Senior Managing Director, Trammel Crow Company and one guest.

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4. **Approval of Minutes**
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The Summary of Minutes of the AURA Board meeting on September 4, 2019 stand approved.

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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. **Study Session**
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- A. Ralston Road Corridor Improvements – City of Arvada staff Trang Tran, Civil Engineer and Lance Henkel, Senior Landscape provided a presentation to request AURA to assist with a funding gap for various City projects.
- B. Olde Town Station - Trammell Crow Phase 2 Development – Bill Mosher, Senior Managing Director, Trammell Crow Company, provided an update on Phase 2 Development for Olde Town Station Project located at Vance Street and Wadsworth Bypass.
- C. 10-year AURA Financial Forecast was moved to review in Executive Session. Maureen Phair provided handouts for AURA Financial Commitments. In addition, Ms. Phair provided Property Tax and Sales Tax reports for review.
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8. **Old Business**
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None

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9. **New Business**
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- A. AR-19-07: A Resolution to Join as a Participant with other Local Governments Pursuant to

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Title 24, Article 75, Part 7 of the Colorado Revised Statutes, that Certain Indenture of Trust Entitled the Colorado Statewide Investment Pool.

Maureen Phair asked the Board to approve the Resolution to join as a participant in the Colorado Statewide Investment Pool (CSIP). A cash deposit (CD) previously held by Commerce Bank matured in September 12, 2019 with an ending balance of \$1,044,157.23. Ms. Phair stated that the AURA staff requested CD quotes from Commerce and Vectra banks in which AURA currently has funds. All rate quotes were shared with the AURA Finance Committee and it was determined that the CSIP rates were the most competitive therefore, the Finance Committee recommended these funds to be transferred to a CSIP CD.

Commissioner Williams moved to adopt AR-19-07: A Resolution to join as a Participant with other Local Governments Pursuant to Title 24, Article 75, Part 7 of the Colorado Revised Statutes, that Certain Indenture of Trust Entitled the Colorado Statewide Investment Pool.

The following votes were cast on the Motion

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

**The Motion was approved**

- B. Proposed 2020 Budget – Bryan Archer, Director of Finance, City of Arvada provided a brief overview of the budget.

Vice Chair Parker provided an update on the Finance Committee. Lisa Yagi, Assistant Finance Director, City of Arvada, reviewed all line items of the 2020 Budget and adjusted it accordingly. It was noted that the professional services expenses were adjusted significantly due to primarily allocating expenses within the individual funds. Otherwise, no other significant changes were noted.

The AURA Board instructed Maureen Phair to present the budget to the City Council at the October 21, 2019 meeting. Then at the November 6, 2019 AURA public meeting the 2020 Budget will be adopted and allocated.

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**10. Development Update**

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

Ralston Creek Village – On October 22, the Berkeley Townhomes project will be presented to the City Council.

Neighborhood Community Meeting for Affordable Housing - The October 22 Neighborhood Community Meeting for Affordable Housing changed to November 20, 2019 due to the Micro-Housing Project presenting its sketch plan to the Planning Commission the same day. The Neighborhood Community Meeting for Affordable Housing will be held at the Vineyard Community Church.

City Stores and Walmart Outparcel – Due to the Jefferson County Housing Authority (JCHA) wanting to land bank the parcel the AURA staff is leaning towards a private sector developer to pursue the potential project site.

Micro-Housing – will provide sketch plan to the Planning Commission on October 22, 2019.

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

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None

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**12. Comments from Commissioners**

Commissioner Williams stated that he attended the Arvada Chamber Luncheon Meeting on Affordable Housing. Affordable Housing was well received.

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**13. Committee Reports**

None

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**14. Staff Reports**

Maureen Phair provided the following development updates:

Ms. Phair reviewed the Flash and Communications Report.

Ms. Phair stated that she was interviewed by a senior reporter of a national media relations firm about "How Commuter Light-rail can Change a Community". The media relations firm included the Arvada G-Line as part of its case-study and will be included in a future article.

AURA Board and staff attended the ULI Fall Conference on September 18-21 in Washington, D.C. and came back with some exciting ideas. Commissioner Cline expanded on a key project regarding partnership with churches and the City on Affordable/Workforce Housing.

Corey Hoffmann, Legal Counsel, briefed on the 9-Acre TOD site and stated that oral arguments were due today.

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**15. Executive Session**

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Corey Hoffmann, Legal Counsel, stated the need for an Executive Session to review Instructions to Negotiators, Pursuant to CRS 24-6-402(4) (e) regarding the 10-year AURA Financial Forecast.

Chair Jacobsen 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.**

The AURA Board convened into Executive Session at 7:13 p.m. and reconvened the Regular Meeting at 8:09 p.m.

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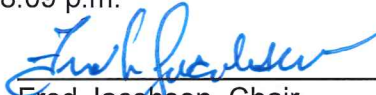
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**16. Adjournment**

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The meeting was adjourned by Chair Jacobsen at 8:09 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

