
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, OCTOBER 4, 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

AURA staff present: Maureen Phair, Executive Director; Mike Polk, Legal Counsel; Clark Walker, Deputy Director; Carrie Briscoe, AURA Coordinator

Also present: Jim Burkett, Hilton Garden Inn – General Manager; Lisa Yagi, City of Arvada, Assistant Finance Director; 3 guests

4. **Approval of Minutes**

The Summary of Minutes of the AURA Board meeting on September 6, 2017 were corrected and approved.

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. **Hotel Update** – Jim Burkett, General Manager, Hilton Garden Inn (Arvada)
Mr. Burkett provided an overview of the hotel's performance since opening in March, 2017.
- B. **Ralston Creek North** – Fourth Amendment to the Disposition and Development Agreement
Maureen Phair explained the purpose of the amendment including an agreement for Ralston Creek North, LLC to reimburse AURA for abatement and demolition costs as well as the change of three schedule milestones.

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Commissioner Williams moved to approve the Fourth Amendment to the Ralston Creek North Disposition and Development Agreement (DDA).

Commissioner DeLaria seconded the motion.

The following votes were cast on the Motion:

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

Absent: None

The Motion was approved.

9. New Business

- A. Proposed AURA 2018 Budget – Lisa Yagi, Assistant Finance Director, City of Arvada
Lisa Yagi explained that the individual fund budget formats would change in 2018 with expenses being budgeted at the fund level instead of in the General Fund like previous years. This is an attempt to make the revenues and expenses by urban renewal area fund more evident.

The AURA Board approved for the budget to be reviewed by City Council at the October 16, 2017 meeting. The AURA Board meeting on November 1, 2017, will be a public meeting to adopt the 2018 budget.

10. Development Update

Maureen Phair provided the following project updates:

Ralston Road Streetscape – The work at USBank is nearly complete. The contractor is beginning on the corner near KFC/Taco Bell soon.

IRG owns the remaining open parcel between the AutoZone and Walmart. They have received a Letter of Intent to develop that site. The parcel is zoned for commercial development.

The Shops at Ralston Creek (Phase One of Ralston Creek North) – Ms. Phair emailed to the Board drone pictures of the site. The developer is planning on turning over spaces to tenants for final finish.

Ralston Creek North Phase Two – Abatement and demolition could possibly start in November, 2017. There are two remaining tenants that plan to stay through October, 2017. There is a possibility the tenants can stay longer depending on when Xcel Energy can do the building disconnect. Tenants have been notified of the remaining timeline with the understanding there may not be more than a week's notice.

Loftus Developments has severed negotiation with Carmel Partners concerning the multi-family development. They are looking for a new partner to develop this phase. Parking requirements were discussed as a possible constraint to the project.

Gateway at Arvada Ridge (Phase Three of Arvada Ridge) – Construction is moving along.

Cary Bruteig brought his apartment tour to the Solana Olde Town Station project. There was very good feedback from the tour participants concerning the quality of the project and amenities.

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Trammell Crow (8.25-acre Site) – They are submitting their third preliminary development plan (PDP) submittal to the City. They are hoping to get approval in the next five to six months.

Vice Chair Parker asked if the general manager of the Walmart store could come to an AURA Board meeting and provide an update. Ms. Phair will try to get him to a meeting soon.

11. Public Comment – Five Minute Limit

None.

12. Comments from Commissioners

Commissioner Williams met with the RTD G Line contractor, Denver Transit Partners, today. There is progress with the PUC with a meeting expected in November, 2017.

Chair Jacobsen reported that Ms. Phair and he will be attending City Council meetings monthly for the rest of 2017 and every other month in 2018. The goal is to provide City Council with regular AURA updates. He announced that recordings of the AURA Board meetings will be available on the AURA website soon. Future Development and Disposition Agreements (DDA) draft discussions will include a public comment opportunity following the review and summary of the agreement during AURA Board meetings but prior to the Board's vote of approval. Commissioner Williams expressed his support of the DDA public comment process. Mike Polk clarified that there could be public comments outside of the Board meeting because of the posting of the DDA on the website. He also emphasized that this process is not legislative, but, rather, for administrative purposes. Commissioner Cline clarified the intent of the DDA process asking if the public comment would be allowed after the review and discussion of the DDA. This was confirmed by Mr. Polk. Commissioner Dolan asked if there would be a set time for public comment. Chair Jacobsen answered that the time limit will be set in the AURA Board meeting agenda.

13. Committee Reports

None.

14. Staff Reports

The Board was directed to the Flash Report. No comments or questions on the Flash Report.

Treasurer Cline suggested that future board meeting records should be embedded on the website in order to accurately capture visitor information.

Ms. Phair noted the September/October Arvada Report article concerning the Arvada Plaza. She also clarified the pie chart in the article. The only portion that AURA receives is the 3% City of Arvada sales tax for the next 10 years. The other tax entities will receive their sales tax immediately. AURA is using the sales tax for public improvements including burying power lines and widening lanes along Ralston Road and Independence Street.

The Ralston Creek development was also highlighted in the AEDA's monthly newsletter.

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Railvolution was hosted in Arvada in September. It was very well received and a couple of news stations picked up the story.

Ms. Phair attended the Colorado Economic Development Council Conference in Vail as a speaker.


Mr. Polk updated the AURA Board on the status of the Petition ("Protect Arvada Taxpayers Charter Amendment Ballot Petition"). The City Clerk has not received an official communication that the petition has been suspended, but there was a news release in the paper.

15. Executive Session

None.

16. Adjournment

The meeting was adjourned by Chair Jacobsen at 6:48 p.m.



Fred Jacobsen, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary

