



## PUBLIC NOTICE OF REGULAR MEETING

The Arvada Urban Renewal Authority (AURA) Board of Commissioners will hold a virtual meeting of its regular board meeting at **3:00 p.m.** on **Wednesday, October 7, 2020.**

The public can register and participate virtually via Zoom conferencing using the following information:

Register in advance for this webinar:

[https://zoom.us/webinar/register/WN\\_rC8MK4I2TIm1udLHIHkgA](https://zoom.us/webinar/register/WN_rC8MK4I2TIm1udLHIHkgA)

After registering, you will receive a confirmation email containing information about joining the webinar.

If you need assistance with the virtual conference process or have questions or comments for the AURA Board regarding the agenda items, please contact [info@arvadaurbanrenewal.org](mailto:info@arvadaurbanrenewal.org) prior to noon on October 7, 2020. A recording of the meeting will be posted on AURA's website following the video conference call.

Agenda information is attached.

**Carrie Briscoe**

Carrie Briscoe  
AURA Project Manager/Recording Secretary

POSTED: October 2, 2020



**REGULAR MEETING OF THE AURA BOARD OF COMMISSIONERS**  
**Virtual Meeting via Zoom**  
**3:00 p.m., Wednesday, October 7, 2020**

**AGENDA**

**REGULAR MEETING – 3:00 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
  - A. Parks Update – Emily Sexton, Parks & Urban Design Manager – City of Arvada
8. Old Business
  - A. Garrison Street Paseo Update
9. New Business
  - A. The Cottages at Ralston Creek – Tim Masters, Principal and Jim Allen, Sr Project Mgr – TJC Ltd
10. Development Update
11. Public Comment – Five Minute Limit
12. Comments from Commissioners
13. Committee Reports
14. Staff Reports
  - A. AURA Board of Commissioners Resource Site
15. Executive Session – None
16. Adjournment

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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, SEPTEMBER 02, 2020  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

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**REGULAR MEETING**

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1. **Call to Order** – Chair Alan Parker called the meeting to order at 3:00 p.m.

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2. **Moment of Reflection and Pledge of Allegiance**

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3. **Roll Call of Commissioners:** Chair Alan Parker, Vice Chair Sue Dolan, Treasurer Tony Cline, Commissioners Paul Bunyard, Fred Jacobsen, Tim Steinhaus, Marc Williams.

AURA staff present: Maureen Phair, Executive Director; Carrie Briscoe, Project Manager, Corey Hoffmann, Legal Counsel; Peggy Salazar, Administrative Specialist

Also present: Chris Sutterfield, Associate Principal Studio Insite, Andre Baros, Architect, Shears, Adkins & Rockmore, Bill Orchard, Arvada Gardeners and two guests.

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4. **Approval of the Summary of Minutes**

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The Summary of Minutes of the AURA Board meeting on August 05, 2020 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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8. **Old Business**

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A. Gas Station Demolition Contract (9205 Ralston Road) Carrie Briscoe, Project Manager presented information on the Gas Station located at 9205 Ralston Road. It's within the Ralston Fields Urban Renewal area at the corner of Garrison Street and Ralston Road and a part of the Ralston Creek North Master Plan with Loftus Development. AURA purchased the Gas Station on March 25, 2020 with the intent of demolition. AURA issued a Request For Proposal (RFP) to three demolition contractors and selected Alpine Demolition, LLC due to it complying with the expectations of the project as well as being most qualified. The total estimated cost for the demolition project is \$30,142.00. The AURA staff worked with an environmental contractor to perform an asbestos survey in which resulted in no asbestos on the property. Overall, the AURA staff is recommending that the AURA Board approve the Alpine Demolition LLC contract to pursue the demolition this month.

Vice President Dolan moved to approve the Alpine Demolition LLC contract and for Maureen Phair, Executive Director, be authorized to enter into the contract.

The following votes were cast on the Motion:

Voting yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus and Williams

**The Motion was approved.**

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- B. RESOLUTION AR-20-08: A Resolution Of The Arvada Urban Renewal Authority Approving The Disposition And Development Agreement With Mile High Development, LLC

Commissioner Jacobsen moved to approve RESOLUTION AR-20-08: A Resolution Of The Arvada Urban Renewal Authority Approving The Disposition And Development Agreement With Mile High Development, LLC.

The following votes were cast on the Motion:

Voting yes: Bunyard, Dolan, Cline, Jacobsen, Parker, Steinhaus, Williams

**The Motion was approved.**

- C. Garrison Street Paseo – Chris Sutterfield, Studio Insite and Bill Orchard, Arvada Gardeners

Maureen Phair reported that at the AURA Board Retreat the AURA staff was instructed to investigate the Garrison Street Paseo project. At the July AURA Board Meeting Ms. Phair introduced the project and received feedback from the AURA Board. Also at the August AURA Board Meeting the City of Arvada staff presented some innovative ideas to enhance the Garrison Street Paseo, along with connectivity of Ralston Central Park, retail and surrounding neighborhoods. As a result of the City of Arvada staff presentation the AURA Board suggested that the Garrison Street Paseo project incorporate the Community Gardens. Based on further direction from the AURA Board the AURA staff instructed Chris Sutterfield, Studio Insite, to present preliminary plans for the Garrison Street Paseo.

Bill Orchard, Arvada Gardeners, stated that the Community Gardens is excited about the Garrison Street Paseo project.

After a lengthy discussion the AURA Board of Commissioners were pleased with the Garrison Street Paseo plan and thanked Ms. Phair, AURA Executive Director, Chris Sutterfield, Studio Insite and Bill Orchard, Arvada Gardeners.

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**9. New Business**

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- A. Proposed 2021 Budget – Lisa Yagi, Assistant Finance Director, City of Arvada On August 13 the Finance Committee; Vice President Sue Dolan and Treasurer Tony Cline, AURA staff, and Lisa Yagi, Assistant Finance Director, City of Arvada thoroughly reviewed all line items of the proposed 2021 Budget to present to the AURA Board.

Lisa Yagi, Assistant Finance Director, City of Arvada provided a brief overview of the proposed 2021 Budget.

The AURA Board directed Maureen Phair to present the 2021 Budget to the City Council.

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**10. Development Update**

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

Olde Town Residences – On August 17, TC Denver Development, Inc. presented plans to City Council for Phase II. The City Council approved the Phase II plan unanimously with 7-0 vote.

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Gas Station – The gas storage tanks were removed. The soil was tested and currently waiting for the results.

Ralston Creek Village (Berkeley Town Homes) – Berkeley Town Homes submitted a signed Letter of Intent (LOI) with to take over the construction of the townhomes on the former Safeway site. Metropolitan Homes has negotiated to purchase Berkeley's plans once Berkeley Town Homes records the plats. Metropolitan Homes plans to use Berkeley Town Homes' site plan due to being approved by City Council. On September 3, Jim Loftus, Loftus Development and Ms. Phair will tour Lowry Town Home Development as a stipulation to Metropolitan Homes before signing the Purchase and Sale Agreement. Also a Neighborhood Meeting is scheduled for September 17, 2020.

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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 Jacobsen recommended that the AURA staff add the committed money to the Flash Report. He also stated that the Garrison Street Paseo was a great plan.

Treasurer Cline complimented Ms. Phair and team for the great work on the Garrison Street Paseo project and liked the new and improved plan.

Sue Dolan stated on the nice job with the new plans for the Garrison Street Paseo project. She emphasized that the project will be a great feature to the City of Arvada.

Paul Bunyard congratulated Ms. Phair on the Garrison Street Paseo project. He reported that in regards to a new job opportunity he plans to sign and submit a Transition Disclosure and issue updated contact information.

Commissioner Steinhaus congratulated Ms. Phair on the Garrison Street Paseo and suggested a project name change. He stated on the great effort working cohesively with the Community Gardens. He also stated on the excellent work that went into the 2021 Budget.

Commissioner Williams echoed on the excellent work done on the Garrison Street Paseo project. He also reported that he liked the improved plans for the project with the input provided by the AURA Board.

Commissioner Williams reported that the City Council approved the Grandview Station Project. He stated that a new appeal process with the Land Development Code and the Design Review procedures and approved with a 5-1 vote. Ms. Drienka asked to reconsider. On September 14 the City Council with review the appeal.

He also stated that the City Council will support the location of the trolley that is located on the east-side of the Wadsworth Bypass next to the pedestrian area on the overpass bridge where there is good visibility. Commissioner Williams noted that he had continued to champion locating the trolley on the Olde Town Arvada Plaza but there was no buy-in.

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Chair Parker congratulated Ms. Phair and team with the Garrison Street Paseo project and emphasized that it's a great plan. He also stated that AURA is doing great things for the community and appreciates everyone.

Chair Parker thanked Commissioner Bunyard for his commitment to joining the Arvada Economic Development Association as a Board Member. He asked Commissioner Williams if City Council needs to approve the appointed Board Member.

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**13. Committee Reports**

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Commissioner Steinhaus attended the Olde Town Arvada Business Improvement District (BID) virtual meetings. He stated that the BID Committee has extended the street closure until November 3, 2020 with the City of Arvada's cooperation. At the last BID meeting the committee continue to support the redo with the alleys.

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**14. Staff Reports**

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Maureen Phair, Executive Director, provided an update:

Ms. Phair reported the AURA staff has been working diligently on updating the 10-Year Budget, in which is now an 8-Year Budget with proposed projects.

Ms. Phair noted the AURA staff met with the developers for the Cottages (Tiny Homes). The developers plan to submit a request for financial assistance by fall.

Ms. Phair reported Mark Deven, City Manager asked AURA staff for financial assistance to develop the platform and structure for the trolley.

Ms. Phair suggested scheduling a Board Retreat for November or a second meeting to review the cash flow for the proposed projects.

Ms. Phair stated the Flash Report is in the Board packet.

Ms. Phair apologized to the Jacobsen's about canceling the BBQ due to COVID-19.

Corey Hoffmann, Legal Counsel, reported that he and Ms. Phair participated in a meeting with most of the other urban renewal authorities, the Downtown Development Authority (DDA) in Golden, and all the tax increment entities to discuss the various issues in which the Assessor calculates increment. Furthermore, AURA has written a letter to the Jefferson County Assessor's Office confirming the calculation of base values as it relates to AURA's ongoing efforts.

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**15. Executive Session**

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None

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**16. Adjournment**

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Chair Parker adjourned the meeting at 4:34 p.m.

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Alan Parker, Chair

ATTEST:

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Maureen Phair, Executive Director

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Carrie Briscoe, Recording Secretary

**AURA Flash Report**  
Balances as of August 31, 2020

FOR DISCUSSION PURPOSES ONLY  
UNOFFICIAL & UNAUDITED

**CASH & INVESTMENTS**

<u>Wells Fargo Bank</u>		Account Balance	Hold	Net to AURA
General - Checking (0193)		421,734	-	421,734
Ralston Fields - Checking (4061)		2,366,601	-	2,366,601
Ralston Fields Investments (9353)		358,204	-	358,204
Olde Town Station - Checking (0895)		874,287	-	874,287
Village Commons - Checking (0887)		1,081,877	-	1,081,877
<u>First Bank of Arvada</u>			% change from prior period	
1.50%	CD Maturity 10/11/2022 (4548)	330,981	0.00%	330,981
<u>Commerce Bank</u>				
2.55%	Ralston Fields Fund 09/14/20 (9671)	1,056,556	0.21%	1,056,556
<u>CSIP</u>				
1.74%	Ralston Fields Fund 03/10/2020 (9003)	1,051,218	0.00%	1,051,218
<b>NET CASH AVAILABLE TO AURA</b>				<b>7,541,458</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
2015	Ralston Road Café	9543 Ralston Road	800,000	500,000	300,000
2016	Arvada Square	9465 Ralston Road	4,963,065	4,963,064	1
2017	TOD Parcel - Gun Club		10	0	10
2019	TOD Parcel - RTD		10	0	10
2020	Gas Station	9205 W 58th Ave	3,000,000	2,999,990	10
<b>NET VALUE OF REAL ESTATE OWNED</b>					<b>300,041</b>

**LONG TERM RECEIVABLES**

<u>Borrower</u>	Current		Net Receivable
	Loan Balance	Credit	
Loftus Development (Ralston Rd Café Demo)	300,000	0	300,000
<b>NET LONG TERM RECEIVABLES</b>			<b>\$300,000</b>

**LONG TERM PAYABLES**

<u>Loan</u>	<u>Loan Start Date / Term Date</u>	Original		Current	
		Loan Balance	Payments	Loan Balance	
Arvada Square	June 1, 2016 / June 1, 2028	5,000,000	707,110	4,292,890	
Brooklyn's	January 1, 2016 / January 1, 2030	2,745,000	1,005,760	1,739,240	
City of Arvada (Ralston Rd Streetscape)	2021	3,500,000	0	3,500,000	
Tabernacle - Underground Utilities	2021	350,000	0	350,000	
Wheat Ridge	2006/2024	1,800,000	1,400,000	400,000	
<b>NET LONG TERM PAYABLES</b>				<b>\$10,282,130</b>	

**GENERAL FUND SOURCES OF GROSS INCOME As of August 31, 2020**

	2020 Budget	Actual Collected YTD
Ralston Fields	1,385,000	-
Olde Town Station	305,000	-
Jefferson Center	155,000	155,000
Northwest Arvada	413,000	319,223
Village Commons	184,564	-
Interest & Misc.	40,000	9,931
<b>TOTAL SOURCES OF INCOME</b>	<b>\$2,482,564</b>	<b>\$484,154</b>

**GENERAL FUND EXPENSES As of August 31, 2020**

	2020 Budget	Expended YTD
Operating Expenses	574,060	324,027
<b>TOTAL EXPENSES</b>	<b>\$574,060</b>	<b>\$324,027</b>