



**REGULAR MEETING OF THE AURA BOARD OF COMMISSIONERS  
5601 Olde Wadsworth Boulevard, Ste. 210, Arvada, Colorado  
5:30 p.m., Wednesday, December 6, 2017**

**AGENDA**

**REGULAR MEETING – 5:30 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. Olde Town Arvada Vibrancy Study – Loretta Daniel, Senior Long Range Planner and Carrie Briscoe, AURA
8. Old Business - None
9. New Business - None
10. Development Update
11. Public Comment – Five Minute Limit
12. Comments from Commissioners
13. Committee Reports
14. Staff Reports
15. Executive Session
  - A. Instructions to Negotiators
16. Adjournment

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, NOVEMBER 1, 2017  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 1

**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

Vice Chair Parker moved to excuse the absence of Commissioner Williams.

The following votes were cast on the Motion:

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

Absent: Williams, Cline

**The Motion was approved.**

Treasurer Cline arrived at 5:32 p.m. after roll call.

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

Also present: Lisa Yagi, Assistant Finance Director, City of Arvada, 2 guests

---

**4. Approval of Minutes**

---

The Summary of Minutes of the AURA Board meeting on October 4, 2017, stands approved as submitted.

---

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

---

None.

---

**6. Public Hearing**

---

Chair Jacobsen opened up the public hearing for public comment. No public comment. Chair Jacobsen closed the public comment session. Maureen Phair noted public notice postings in the Denver Post and Arvada Press. She also reviewed the review process leading up to hearing and summarized the individual fund budgets. Lisa Yagi, Assistant Finance Director, was available for questions related to the proposed budgets.

**A. Resolution AR-17-02 A Resolution Approving the Arvada Urban Renewal Authority Budget for Fiscal Year 2018**

Vice Chair Parker moved to approve Resolution AR-17-02: Resolution Approving the Arvada Urban Renewal Authority Budget for Fiscal Year 2018.

The following votes were cast on the Motion:

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

Absent: Williams

**The Motion was approved.**

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, NOVEMBER 1, 2017  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 2

**B. Resolution AR-17-03      A Resolution Appropriating the Arvada Urban Renewal Authority Budget for Fiscal Year 2018**

Commissioner DeLaria moved to approve Resolution AR-17-03: Resolution Appropriating the Arvada Urban Renewal Authority Budget for Fiscal Year 2018.

The following votes were cast on the Motion:

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

Absent:        Williams

Chair Jacobsen closed the public hearing.

---

**7.      Study Session**

None.

---

**8.      Old Business**

None.

---

**9.      New Business**

None.

---

**10.     Development Update**

Maureen Phair provided the following updates:

**Ralston Road Streetscape** – Work is 99% complete.

**IRG** – They have received a Letter of Intent from Covenant, parent company of Pacific Dental Services and owner of over 600 dental practices nationwide, concerning the parcel of land between AutoZone and Walmart. We should learn more about this proposal in the next 30 days.

**The Shops at Ralston Creek** – Streetscape is underway including trees and landscaping. Spaces have been turned over to three tenants. Tenants will be completing their spaces and moving in over the next six months. There are five spaces open for tenants as of the meeting.

**Ralston Creek Phase Two** – The developer is talking with five partners to construct this phase of the project. Utilities will be disconnected at the Ralston Road Café by the end of the year, and abatement will begin at Ralston Square end of November 2017.

**Arvada Ridge Phase Three** – Construction is moving along, and the access road from Kipling is beginning to take shape.

**Solana** – They have opened another apartment complex similar to Arvada’s in Highlands Ranch.

**Trammell Crow** – Submitted their final submitted for their PDP. They are estimating the Planning Commission meeting for December 19, 2017 and City Council on January 20, 2018. It is recommended that the AURA Board attend both meetings.

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, NOVEMBER 1, 2017  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 3

---

Commissioner DeLaria asked about the large easement across phase two of the Trammell Crow project. At this time, this phase is on hold until phase one is approved.

---

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

---

None.

---

**12. Comments from Commissioners**

---

Commissioner DeLaria noted the new lighted crosswalk signal at Grandview Avenue and Independence Street. She would like AURA Staff to suggest a lighted crosswalk signal further north on Independence Street next to Walmart.

Commissioner Piz Wilson announced the open house of the new Hope House.

---

**13. Committee Reports**

---

None.

---

**14. Staff Reports**

---

Carrie Briscoe and Lisa Yagi explained the Flash Report.

Maureen Phair reported on the trip to ULI national conference in Los Angeles, California.

AURA will sponsor the annual Lagniappe.

AURA Staff and Board will go to the next Arvada City Council meeting to update City Council on AURA business.

Mike Polk advised the AURA Board that the Jefferson Center Metropolitan District (JCMD) is refinancing their current bonds. There is currently no action for the AURA Board.

Peggy Salazar updated the Board on the website including the addition of Board meeting recordings.

Ms. Phair encouraged the Board to “Like” the AURA Facebook page.

---

**15. Executive Session**

---

Commissioner DeLaria moved to convene into Executive Session to discuss land sales and negotiations and to review the Summary of Minutes of the Executive Session of August 2, 2017.

Mike Polk 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

Absent: Williams

**The Motion was approved.**

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, NOVEMBER 1, 2017  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 4

The AURA Board convened into the Executive Session at 6:14 p.m. and reconvened into the Regular Meeting at 6:44 p.m.

**Regular Meeting**

Vice Chair Parker moved that the Arvada Urban Renewal Authority Board of Commissioners approve the Summary of Minutes for the Executive Session of August 2, 2017.

The following votes were cast on the Motion:

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

Absent: Williams

**The Motion was approved.**

---

**16. Adjournment**

---

The meeting was adjourned by Chair Jacobsen at 6:45 p.m.

---

Fred Jacobsen, Chair

ATTEST:

---

Maureen Phair, Executive Director

---

Carrie Briscoe, Recording Secretary