
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, AUGUST 05, 2020
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

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REGULAR MEETING

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

2. Moment of Reflection and Pledge of Allegiance

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: Bill Ray, Principal of WR Communications; Mike Fogarty, Founder & Owner of Choice Market; Richard Sapkin, Principal of Edgemark; City of Arvada Staff: John Firouzi, Mobility and Planning Innovations Engineer; Emily Sexton, Parks and Urban Design Manager; Adam Lind, Transportation Planner; and one guest.

4. Approval of the Summary of Minutes

The Summary of Minutes of the AURA Board meeting on July 01, 2020 stand approved with changes.

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

None

6. Public Hearing

None

7. Study Session

A. Community Outreach and Research Discussion - Bill Ray, WR Communications

Maureen Phair, Executive Director stated that she contacted Bill Ray, WR Communications due to the Board's request about implementing a citizen's survey regarding AURA projects.

Bill Ray, WR Communications provided a presentation about the most effective way to proceed with a citizen survey. Mr. Ray discussed the cost, various types of surveys and motivating factors about the implementation of surveys.

After a lengthy discussion the Board of Commissioners stated they would review the presentation and determine if there is viable need to proceed implementing a citizen's survey.

8. Old Business

A. Tabernacle Church – Mike Fogarty, Founder and CEO, Choice Market

Richard Sapkin, Principal of Edgemark who purchased the Tabernacle Church building located at 5690 Yukon Street, introduced Mike Fogarty, Founder and CEO, Choice Market. Mr. Sapkin emphasized that due to COVID-19 there has been a shift in how to provide product therefore a new hybrid concept is more appealing to the current development. Mr. Fogarty stated that providing full packaged fresh prepared meals and popular goods has proven to meet the needs of communities that encompass this concept.

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After a lengthy discussion the Board of Commissioners directed Maureen Phair to proceed with financial assistance to the developer specifically for interior and exterior building improvements.

- B. Garrison Street Paseo – City of Arvada Staff: John Firouzi, Mobility and Planning Innovations Engineer; Emily Sexton, Parks and Urban Design Manager; Adam Lind, Transportation Planner

John Firouzi, Mobility and Planning Innovations Engineer; Emily Sexton, Parks and Urban Design Manager; and Adam Lind, Transportation Planner; presented innovative ideas to enhance the Garrison Street Paseo along with the connectivity of Ralston Central Park, retail and surrounding neighborhoods. The City of Arvada staff reported that they are currently working on a project study for safer pedestrian corridors, crosswalks and to offer more inviting and esthetic improvements. The City staff also emphasized the need for signage, activation of community development, place-making and improvement of linear park options located in development areas within the City.

After a lengthy discussion the Board of Commissioners directed Maureen Phair to proceed by incorporating the community gardens with Garrison Street Paseo improvements.

9. New Business

None

10. Development Update

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

Olde Town Residences – TC Denver Development, Inc. plans on meeting with City Council on August 17th for Phase II.

Gas Station – Xcel Energy plans to disconnect and remove the electrical transformer and gas this month. Anticipate the completion of the demolition in September.

Ralston Creek Village (Berkeley Town Homes) – Jim Loftus, James Drever with Loftus Development and AURA staff met with several developers for residential development. Loftus Development received a Letter of Intent (LOI) for the development of townhomes at the former Berkeley townhomes project site.

11. Public Comment – Five Minute Limit

None

12. Comments from Commissioners

None

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13. Committee Reports

Commissioner Steinhaus attended the Olde Town Arvada Business Improvement District (BID) virtual meetings. He stated that the BID committee is pleased with the Olde Town Wadsworth Boulevard street closure allowing restaurant seating.

Chair Parker stated that the Arvada Economic Development Association worked in partnership with the City and submitted the Emergency Business Grants to qualified Arvada Businesses.

14. Staff Reports

Maureen Phair, Executive Director, provided an update:

Ms. Phair reported AURA received reimbursement for the Emergency Business Loan Fund.

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

Corey Hoffmann reported that the Aurora Urban Renewal Authority lost its court case with the Arapahoe County Assessor regarding property valuations. Corey Hoffmann, Legal Counsel and AURA staff plans to meet on August 13th with the Jefferson County Assessor about the valuation of AURA property.

15. Executive Session

Corey Hoffmann, Legal Counsel, stated the need for an Executive Session for the purpose of Instructions to Negotiators, Pursuant to CRS 24-6-402(4) (e) related to the Affordable Housing DDA.

Commissioner Jacobsen moved to go into Executive Session for the reasons stated by Legal Counsel.

The following votes were cast on the Motion:

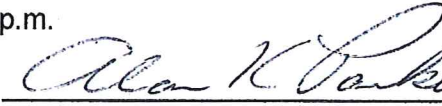
Voting yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus and Williams

The Motion was approved.

The AURA Board convened into the Executive Session at 6:02 p.m. and reconvened into the Regular Meeting at 6:27 pm

16. Adjournment

Chair Parker adjourned the meeting at 6:27 p.m.


Alan Parker, Chair

ATTEST:


Maureen Phair, Executive Director


Carrie Briscoe, Recording Secretary

