
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, FEBRUARY 6, 2019
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 Commissioners: Chair Fred Jacobsen, Vice Chair Alan Parker, Treasurer Tony Cline, Commissioners Michelle DeLaria, Moni Piz Wilson, Sue Dolan, Marc Williams

Commissioner Williams moved to excuse Commissioner DeLaria

The following votes were cast on the Motion:

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

Absent: DeLaria

The Motion was approved.

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

Also present: Lisa Yagi, Assistant Finance Director and 1 guest.

4. Approval of Minutes

The Summary of Minutes of the AURA Board meeting on December 6, 2019, stands approved.

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

None.

6. Public Hearing

A. Final Budget Amendment for Fiscal Year 2018

Chair Jacobsen opened the public hearing for the Final Budget Amendment for Fiscal Year 2018.

Ms. Phair summarized the Final Budget Amendment for Fiscal Year 2018.

Lisa Yagi, Assistant Finance Director, City of Arvada explained the increase due to the sales tax and no changes to the general fund.

Lisa Yagi reported that BKD Auditors will return as the official auditor for 2019.

Ms. Phair noted the publication affidavit in Board Meeting packet shows AURA has properly notified the public.

Chair Jacobsen sought public comments. No public comments. Public comments closed. No comments from Commissioners.

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Vice Chair Parker moved that AR-19-01, A Resolution for a Final Amendment and Appropriation to the Arvada Urban Renewal Authority Budget for Fiscal Year 2018, be approved.

The following votes were cast on the Motion:

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

Absent: DeLaria

The Motion was approved.

7. Study Session

None.

8. Old Business

A. First Amendment to the First Amended and Restated Disposition and Development Agreement between the Arvada Urban Renewal Authority and TC Denver Development, Inc.

Ms. Phair reported the need to amend dates for project with Trammell Crow Company. Amend to extend dates: Phase I (7-month delay) break ground in October 2019. Phase II (3-month delay) start construction in June 2021 and anticipated completion is June 2023. Trammell Crow issued a FDP in December, 2018 and is moving forward with the project.

Ms. Phair and a Trammel Crow representative are meeting with Arvada Center staff for a tour of the facility.

Commissioner Williams explained the new model of the Arvada Center.

Commissioner Dolan moved that the First Amendment to the First Amended and Restated Disposition and Development Agreement between the Arvada Urban Renewal Authority and TC Denver Development, Inc. be approved.

Vice Chair Parker seconded the motion.

The following votes were cast on the Motion:

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

Absent: DeLaria

The Motion was approved.

9. New Business

None.

10. Development Update

Maureen Phair, Executive Director provided the following development updates:

Alliance Residential - Ralston Creek Development neighborhood meeting was held on December 14 and was well received.

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Berkeley Town Homes - Ralston Creek Village neighborhood meeting was held on January 24 and resulted in a positive outcome.

The Vacant Kmart and Kings Soopers site – Ms. Phair arranged a meeting with owners to discuss interest in working together with future opportunities.

Gateway at Arvada Ridge – Apartments are available this month and plan to roll-out over the course of the year.

Studio 8.18 Engineering – Ms. Phair and Ms. Briscoe met with its president regarding the front area of building for potential enhancements.

11. Public Comment – Five Minute Limit

None.

12. Comments from Commissioners

Treasurer Cline stated his concerns about the redevelopment of Kmart site/Ralston Creek Development. Being that it's a prime spot and near the park he requested to have a study session.

Commissioner Williams reported that the Federal Railroad Administration (FRA) granted a waiver that added the G-Line to an existing long-term waiver for the A-Line. The waiver excepts from certain rule and is a 5-year waiver as it pertains to the new technology. The next step is it goes to the Colorado Public Utility Commission (PUC) and the FRA for final approval. Conceivably have passengers on trains possibly in second quarter of 2019.

13. Committee Reports

None.

14. Staff Reports

Maureen Phair provided the following development updates:

Ms. Phair noted the flash report and communications report in the Board packet. As part of the communications report a video produced by AURA was displayed recognizing Solana Olde Town Station for highest honor in the "Garden Style" category. The award recognition was also placed in the Arvada Report.

She stated she will be a presenter at the Arvada Chamber of Commerce Leaders Roundtable.

Ms. Phair requested that February 20, 2019 workshop be canceled.

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Commissioner Williams moved that Arvada Urban Renewal Authority Board of Commissioners approve to cancel the February 20, 2019 workshop.

The following votes were cast on the Motion:

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

Absent: DeLaria

The Motion was approved.

15. Executive Session

Commissioner Williams moved to convene into Executive Session to review Personnel Matters, Pursuant to CRS 24-6-402(4)(f) and discuss Instructions to Negotiators – Potential Projects, Pursuant to CRS 24-6-402(4)(e).

The following votes were cast on the Motion:

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

Absent: DeLaria

The Motion was approved.

The AURA Board convened into the Executive Session at 7:03 p.m. and reconvened into the Regular Meeting at 8:32 p.m.

16. Adjournment

The meeting was adjourned by Chair Jacobsen at 8:32 p.m.



Fred Jacobsen, Chair

ATTEST:


Maureen Phair, Executive Director


Carrie Briscoe, Recording Secretary

