
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, APRIL 5, 2017
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

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 Page Bolin, Michelle DeLaria, Moni Piz Wilson, Marc Williams

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

4. **Special Recognition – Commissioner Page Bolin**

Commissioner Page Bolin was recognized for her ten year commitment to the AURA Board of Commissioners. During that time, she served as Chair and Vice Chair. She also served on the City's Planning Commission for nine years.

5. **Approval of Minutes**

The Summary of Minutes of the AURA Board meeting on March 1, 2017, stands approved as submitted.

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**

None.

9. **New Business**

None.

10. **Development Update**

Maureen Phair provided the following project updates:

Walmart – Store closing delayed until August 3, 2017. They will start hiring in May 2017 and take possession of the property in June. An aerial photo was shown to the AURA Board with a discussion of the progress of the project and Ralston Creek North.

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Ralston Creek Streetscape – Xcel Energy will relocate the overhead power lines and poles, but has delayed work on this project.

Chair Jacobsen asked about the construction access behind the KFC/Taco Bell. Ms. Phair will check with the developer and contractor and report back to Board.

Ralston Creek North – Phase One: The foundations are complete with vertical construction beginning. The Developer is negotiating leases and currently has letters of intent from Tokyo Joes, Mod Pizza, 5 Guys, Wing Stop, Pepper jacks, a dentist, and Arvada Liquors. There is the potential to close on Ralston Creek North parcels allowing the Developer to continue with construction and meet the deadlines set forth in the Development Agreement prior to the Developer closing on their construction loan. There was a lengthy discussion concerning the risk of closing on the land prior to the Developer closing on their construction loan. Ms. Phair will keep the Board posted on progress of the lease commitments.

Phase Two – The Developer has executed a letter of intent with Carmel Partners to sale the parcel(s) associated with this phase of the project. There was a discussion of whether AURA should abate and demolish the Arvada Square buildings and Ralston Road Café. The AURA Board approved to abate and demolish these buildings prior to the sale of the land.

Ralston Creek Café – The restaurant closed on March 12, 2017. Clarification was given concerning the circumstances of their closing.

Richard Sapkin (McDonald's Site) – Arvada City Council approved the Preliminary Development Plan for his self-storage project. They will break ground August 1, 2017 with a planned opening in April 2018.

Super Target Anchored Center – Safe Swim (indoor swimming lesson) will occupy the corner lot and 7,500 square feet. This project will require administrative approval of their Final Development Plan. AURA made their annual \$100,000 payment to the City of Wheat Ridge for this project.

Ralston Fields (Back Leg of the Dog) – Remington Homes was awarded the purchase of 60 acres from the Colorado State Land Board to develop 500 units of housing consisting of single family homes, paired homes, and townhomes. They will be submitting their PDP application in the next month.

Solana – They are looking to open the first phase in June 2017.

9-acre TOD Site – The southern portion of the site will be on hold pending further investigation of commercial buildings on this portion of the site. There was discussion on the length of the hold and what type of studies the developer has done to understand the demographics of the area.

Hilton Garden Inn – They will have a grand opening celebration on April 26, 2017 from 5-7 p.m. AURA refunded Brinkman's development deposit and paid the second half due for the façade improvements.

11. Public Comment – Five Minute Limit

None.

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12. Comments from Commissioners

Commissioner DeLaria thanked Commissioner Bolin for her service to the City.

Commissioner Piz Wilson commented on the closing of Silvi's and asked about the status of the closed Hot Dog store. Commissioner Williams suggested talking to code enforcement at the City. She also thanked Commissioner Bolin for her service.

Commissioner Williams thanked Commissioner Bolin for her service on the Planning Commission and AURA Board. He also updated the Board on the transportation bill that is being floated in the Colorado legislature for an increase in sales tax to facilitate road improvements throughout the City and State. There was also discussion on adjustments to the urban renewal bill.

Vice Chair Parker also thanked Commissioner Bolin for her service.

Chair Jacobsen announced he will not be at the May 2017 meeting. He also thanked Commissioner Bolin for her service.

Commissioner Bolin thanked the City of Arvada for the opportunity to work with the AURA Board and Staff.

13. Committee Reports

None.

14. Staff Reports

The flash report was noted by Maureen Phair. She also stated that Carrie Briscoe would provide a more in depth review of revenue and expenses to accompany the flash report at future meetings.

Peggy Salazar provided an update on the AURA website.

Commissioner Williams moved to cancel the April 19, 2017 AURA Board workshop in order to facilitate a joint meeting with Arvada City Council on April 20, 2017 at Hilton Garden Inn.

The following votes were cast on the Motion:

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

Absent: None

The Motion was approved.

Ms. Phair announced that the State of the City would be held Friday, April 21, 2017, at 7:15 a.m. at the Arvada Center. Bill Mosher and Jim Burkett will be AURA's guests.

Mayor Williams will be on the Metro Mayors panel on April 13, 2017 at the North Metro Chamber of Commerce Inaugural State of the Region and Development Showcase. Clark Walker along with AEDA will represent AURA projects.

The City of Arvada will be recognizing Page Bolin's contributions to the City at the May 15, 2017 City Council meeting.

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Tony Cline has been appointed to the AURA Board of Commissioners for his third term. Sue Dolan will be joining the Board in May 2017.

The annual disclosure statements will be in next month's meeting packet. Commissioner Williams suggested that we update the form to allow a box to be checked if nothing has changed from the prior year.

AURA Board elections will be held at the May 3, 2017 meeting.

Legal Counsel, Mike Polk, thanked Commissioner Bolin for her service to the City. He also updated on the Jefferson Center Metro District bond issue.

15. Executive Session

Commissioner Williams moved to convene into Executive Session to discuss land sales and negotiations and person and to review the Summary of Minutes of the Executive Session of February 1, 2017.

Mike Polk said that the topics for discussion are provided for in CRS 24-6-402(4)(a)(e)(f).

The following votes were cast on the Motion:

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

Absent: None.

The Motion was approved.

The AURA Board convened into the Executive Session at 6:50 p.m. and reconvened into the Regular Meeting at 7:38 p.m.

16. Adjournment

The meeting was adjourned by Chair Jacobsen at 7:40 p.m.



~~Fred Jacobsen, Chair~~
ALAN PARKER, VICE CHAIR

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary

