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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, AUGUST 2, 2017  
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 Members:** 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 the absence of Sue Dolan.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, DeLaria, Williams

Absent: Moni Piz Wilson, Sue Dolan

**The Motion was approved.**

Commissioner Williams moved to excuse the absence of Moni Piz Wilson.

The following votes were cast on the Motion:

Voting yes: Jacobsen, DeLaria, Williams

Voting no: Cline, Parker

Absent: Moni Piz Wilson, Sue Dolan

**The Motion was approved.**

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

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**4. Approval of Minutes**

The Summary of Minutes of the AURA Board meeting on June 2, 2017, stands approved as submitted.

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

None.

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**6. Public Hearing**

None.

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**7. Study Session**

None.

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**8. Old Business**

- A. Arvada Super Walmart Presentation – Justin Miller, General Manager  
Maureen Phair explained that Mr. Miller would not be presenting today. His presentation will be rescheduled for the September 2017 meeting.

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**9. New Business**

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- A. Petition filed concerning AURA  
Maureen Phair brought this matter to the Board's attention for informational purposes only. The City of Arvada will be handling the matter directly.
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**10. Development Update**

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Super Walmart – Grand opening is scheduled for August 9, 2017 at 8:00 am. The monument sign has been installed on Ralston Road. Technology has been installed along the perimeter of the parking lot to keep shopping carts contained within the property. The landscaping has been completed. Ms. Phair also spoke to the future of Walmart. She referenced the article "Clash of the Titans – Walmart vs. Amazon".

Ralston Creek Streetscape – Streetscape around USBank is currently underway. The landscape in front of KFC/Taco Bell will start in one week. Xcel Energy will be able to underground power lines in the area now that an easement has been granted.

The Shops at Ralston Creek (Ralston Creek North Phase One) –This project's streetscape has been delayed because of the delays on Walmart's side.

Ralston Creek North Phase Two – Loftus and Carmel Partners have signed a Purchase and Sales agreement. They are currently in their due diligence stage. Carmel has submitted their concept plan during a pre-submittal meeting with the City. They received comments and will bring back a revised plan to the AURA Board in September.

Gateway at Arvada Ridge – Construction on the 298-unit, 4-story apartment complex has begun. It is estimated to open the beginning of summer 2018.

Solana – They will host a ribbon cutting ceremony Thursday, August 3, 2017. AURA's Board will participate.

Trammell Crow (9-acre TOD Site) – Their PDP for the apartments was submitted on July 7, 2017. They are waiting on the next round of comments from City Planning in the next week. They hope to get their PDP approval in the fall of 2017. Ms. Phair also summarized the various projects they have been awarded recently. Public improvement summary provided. This summary is also available on the AURA website. Commissioner Williams suggested also including the analysis from economic development concerning sales tax that will be generated by the new residents. Commissioner DeLaria suggested putting the attached documents on AURA letterhead. Commissioner Williams reiterated that each project page on the AURA website needs to focus on the blight represented by "before" pictures followed by the economic impact of the project. Commissioner DeLaria also suggested including in our summary of AURA that AURA's redeveloped areas contribute "X" amount to today's City sales tax base. Commissioner Parker suggested looking at the estimated sales and property tax revenue in comparison with the current tax revenues. These ideas will be considered by AURA staff.

Ms. Phair directed the Board to the Development Update and Project Summary sheet provided in the packet.

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

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Chair Jacobsen went over the public comment ground rules.

Chris Kimmerle – 12563 W 75<sup>th</sup> Pl, Arvada, CO – He asked how many parking spaces would be built in the 9-acre apartment building parking garage. His question is why is AURA/City guaranteeing a profit to the developer?

Cheri Wissel – 13660 W 59<sup>th</sup> Dr, Arvada, CO – She is concerned by the blight that is being created in Arvada. She would like to see more detail concerning the projects to be able to do her own analysis of the projects.

Staff will answer questions posed in public comment outside of the AURA board meeting.

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**12. Comments from Commissioners**

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Commissioner DeLaria suggested that AURA Staff work with City Staff to identify key attributes associated with the cost of services associated with the people that live in Arvada. There was further discussion on whether this information is part of AURA's mission.

Commissioner Williams announced that there was a groundbreaking ceremony for the Fitzmorris Recreation Center today. He also commented on the intent of the construction of 56<sup>th</sup> Avenue. This road was built to accommodate the RTD traffic into the Olde Town Transit Hub. He also commented on the closing of the Walmart store at 64<sup>th</sup> and Indiana. He reiterated that Arvada has been successful in urban renewal and an example in the regional at large.

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**13. Committee Reports**

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None.

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**14. Staff Reports**

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Flash Report

Website Update – We need to figure out a way to rename some of our headings (301 re-direct). Also, staff will look into the contact AURA feature.

2018 Budget Review

Transit Framework Plan Update

Udi's FF&E – appraised at \$24,400

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**15. Executive Session**

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Commissioner DeLaria moved to convene into Executive Session to conference with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions, determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, and to review the Summary of Minutes of the Executive Session of June 2, 2017.

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

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, DeLaria, Williams

Absent: Piz Wilson, Dolan

**The Motion was approved.**

The AURA Board convened into the Executive Session at 6:53 p.m. and reconvened into the Regular Meeting at 8:45 p.m.

**Regular Meeting**

Commissioner Williams moved that the Arvada Urban Renewal Authority Board of Commissioners approve the Summary of Minutes for the Executive Session of June 2, 2017.

The following votes were cast on the Motion:

Voting yes: Jacobsen, Parker, Cline, Dolan, DeLaria, Williams

Absent: Piz Wilson, Dolan

**The Motion was approved.**

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**16. Adjournment**

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The meeting was adjourned by Chair Jacobsen at 8:46 p.m.



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Fred Jacobsen, Chair

ATTEST:



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Maureen Phair, Executive Director



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Carrie Briscoe, Recording Secretary

