

---

**SUMMARY OF MINUTES OF REGULAR MEETING**  
**ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS**  
**WEDNESDAY, October 07, 2020**  
**5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 1

---

**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: Emily Sexton, Parks & Urban Design Manager, Tim Masters, Principal and Jim Allen, Sr. Project Manager – TJC Ltd., and two guests.

---

**4. Approval of the Summary of Minutes**

---

The Summary of Minutes of the AURA Board meeting on September 02, 2020 stand approved with proposed changes.

---

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

---

None

---

**6. Public Hearing**

---

None

---

**7. Study Session**

A. Parks Update – Emily Sexton, Parks & Urban Design Manager – City of Arvada  
Emily Sexton, Parks & Urban Design Manager, provided an overview of the trolley structure project that is planned to be located on the east side of the Wadsworth Bypass on the pedestrian area and the Holistic Health Park Phase 1 Parcel (east) and Phase 2 Parcel (west) project nearby Red Rocks Community College Arvada Campus and Gateway at Arvada Ridge. Overall, the City is asking to obtain financial assistance from AURA for the trolley structure project for the amount of \$460,000 and the Holistic Health Park Phase 2 Parcel for the amount of \$730,000 for design and construction costs.

After a lengthy discussion the Board of Commissioners directed Maureen Phair, Executive Director, to gather additional information on the Holistic Health Park project.

---

**8. Old Business**

---

A. Garrison Street Paseo Update - Maureen Phair, Executive Director, presented the water feature plan and the cost estimate for the Garrison Street Paseo project. Ms. Phair stated that the landscape architect contacted a water feature company for a cost estimate. The water feature company provided an estimated cost of \$400,000 for the design, engineering, negotiations, construction, as well as legal matters with the ditch company.

Ms. Phair reported that the estimated cost for the Garrison Street Paseo project including the water feature could cost as much as \$2.5 million.

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, October 07, 2020  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

**Page 2**

---

Ms. Phair asked the Board of Commissioners for direction and their decision to proceed with the Garrison Street Paseo project with or without the water feature option.

After a lengthy discussion Commissioner Bunyard, Chair Parker, Treasurer Cline, Commissioner Jacobsen and Commissioner Steinhaus agreed to proceed with the Garrison Street Paseo project with the water feature project. Whereas, Commissioner Williams and Vice Chair Dolan agreed to proceed with the Garrison Street Paseo project without the water feature option.

Maureen Phair stated that although the majority of the Board of Commissioners are favorable with the Garrison Street Paseo project and supportive of the water feature nothing will happen until the 10-Year Budget is reviewed at next Board meeting.

---

**9. New Business**

---

**A. The Cottages at Ralston Creek – Tim Masters, Principal and Jim Allen, Sr. Project Manager – TJC Ltd.**

Maureen Phair reported that the Cottages at Ralston Creek are the Tiny Homes that were presented to the Board of Commissioners over a year ago. Ms. Phair stated that she recorded in the March weekly update that the costs were above what the developers were expecting. Especially the cost of taking the project out of the floodplain and the cost of addressing the channel that bisects the property. She noted that due to these challenges the developers want to come before the Board of Commissioners to ask for financial assistance. Ms. Phair introduced Tim Masters, Principal and Jim Allen, Sr. Project Manager with TJC Ltd.

Tim Masters, Principal of TJC Ltd., stated that the City Council and Planning Commission provided a unanimous approval for The Cottages at Ralston Creek project, a 64 home-pocket neighborhood of small homes located at 5810 Miller Street. Mr. Masters presented the Cottages at Ralston Creek development challenges such as: the site impacted by the floodplain; a sewer that runs down the middle of the site; the storm water that takes up the front half of the site; the property that is split zoned; an eight foot level of undisclosed infill on the property that needs to be removed; and the substantial infrastructure to transform into a buildable parcel. Tim Masters emphasized that the site is in an ideal location and is nearby the Stenger/Lutz Sports Complex, Red Rocks Community College, Olde Town Arvada and G-Line/Arvada Ridge Transportation Stations.

Tim Masters requested AURA's financial assistance up to \$1.4 million for substantial infrastructure improvements.

Maureen Phair asked the AURA Board of Commissioners if they were interested in pursuing the financial gap request. The next step is to take the pro forma information issued by Tim Masters and Jim Allen with TJC Ltd and submit to Economic Planning Systems (EPS) to verify the project financial gap. Otherwise the request for financial assistance can wait until the review of the 10-Year Budget.

After a thorough discussion regarding financial assistance the Board of Commissioners requested to put this on hold until the 10-Year Budget review.

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, October 07, 2020  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 3

---

**10. Development Update**

---

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

Gas Station at Ralston Creek (9205 Ralston Road) – The underground water and soil were tested and resulted in no additional contamination. The old contamination will continue to be cleaned up by the state fund. Then the gas station should be ready for demolition in two weeks.

Ralston Creek Village (on former Safeway site) – Metropolitan Homes has terminated their contract with Loftus Development after further negotiations. Loftus Development will resume marketing of the site with the possibility of Berekley Homes re-entering negotiations.

Ralston Commons (development of the former Arvada Square) - AURA received the draft of pro forma which was issued to EPS. Ms. Phair stated that there is a need for a special meeting to have EPS go through the pro forma and discuss the financial gap. The special meeting is scheduled for November 18 at 3pm.

Arvada Square Dry Cleaning Contamination - The Colorado Department of Public Health and Environment (CDPHE) received the results of the September groundwater sampling and have indicated they will approve the No Action Determination (NAD) for the site. This last round of sampling determined that the property is available to proceed with the development.

City Stores – The City of Arvada Parks Maintenance Department have been using the City Stores building but plan to move to its new location in November. In the City Stores building the environment consultant found asbestos in the CMU block. Carrie Briscoe, Project Manager, is currently sending out Request for Proposals (RFPs) to asbestos remediation contractors. Once the CMU block is remediated then AURA can proceed with demolition.

Olde Town Residences (TC Denver Development, Inc., Phase 1) – Tentative date scheduled for Planning Commission is November 17, 2020.

---

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

---

None

---

**12. Comments from Commissioners**

---

Commissioner Steinhaus requested to have the AURA Board meetings in person.

Commissioner Williams stated that he understood the importance of in person meetings. He reported that the City continues to get favorable sales tax numbers in terms of the receipts. Commissioner Williams congratulated Ms. Phair and Commissioner Steinhaus for their work done over the decades because of AURA projects. He stated that AURA projects are the big reason why the City is not experiencing what's going on in surrounding cities. There are cities that are laying off people; not filling positions, and reducing services because of their financial picture. Commissioner Williams reported that the City of Arvada's financial picture is looking much stronger than other communities. He stated that year to date the City is 4% ahead from last year due to the great projects in which most were AURA projects. The City Council is appreciative and Commissioner Williams is appreciative of the City's financial position.

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, October 07, 2020  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

Page 4

---

Commissioner Williams reported that the City imposed a salary freeze and is exploring the idea of a four-day work week. He envisions that City Hall will be opened five-days a week with staggered scheduled employment. Commissioner Williams stated that it appears to be a morale employee booster, with no dramatic cost savings, and no financial cost to tax payers. The City is considering the four-day work week option and reaching out to the stakeholders, business community, development community, workforce and citizens to decide if this is the best direction to take.

Commissioner Williams reported that there was a representation at a prior City Council meeting stating that TC Denver Development, Inc., was planning on pursuing an administrative review with their project by having a certain number of the units to be designated as live work. He emphasized that this rumor was not correct and the project will go through the Planning Commission and City Council for the conditional use permits. In addition, the TC Denver Development project will proceed with public review.

Commissioner Williams reported that Ms. Drienka filed suit against the City regarding the Grandview Station Project. Ms. Drienka is challenging the City's authority to be able to approve the project and allow the demolition in order for the project to move forward. There was no injunction imposed therefore it's uncertain if the developer plans to remove the buildings.

Commissioner Williams reported that the City will be extending the street closure in Olde Town Arvada until sometime in March, 2021. He stated that there was discussion about keeping the street closed north of 57<sup>th</sup> Avenue and Olde Wadsworth Boulevard.

Commissioner Jacobsen encouraged Commissioner Williams (Mayor) to remind the City Councilmembers about the numbers that were stated and the success of the Arvada Urban Renewal Authority (AURA) over the quote 'decades' as they consider the projects that are on the map. He stated that he hopes City council has the same long-term view of 'decades' of value that AURA has provided to the City.

Vice Chair Dolan reported that she is not convinced the site chosen for the trolley is the best and wants to learn more about it.

Commissioner Bunyard has no comments.

Treasurer Cline has no comments.

Chair Parker echoed the comments about in-person meetings and has learned to value in-person meetings and is getting tired of virtual meetings. Chair Parker thanked the AURA Board of Commissioners and staff for tolerating virtual meetings.

---

**13. Committee Reports**

---

Commissioner Steinhaus reported that he didn't attend the most recent Olde Town Arvada Business Improvement District (BID) meeting however, met spoke with the President of BID. He stated that the BID is supportive on fixing the alleys has some funding to assist AURA with alley improvements.

Chair Parker stated that the Arvada Economic Development Association (AEDA) is continuing with virtual meetings. He stated that he would like Commissioner Bunyard to attend the AEDA

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, October 07, 2020  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 5

---

November Board meeting. Chair Parker asked Commissioner Williams to check if Commissioner Bunyard needs to be officially appointed to the AEDA Board by the City Council.

---

**14. Staff Reports**

A. AURA Board of Commissioners Resource Site

Ms. Phair reported that she decided to replace the 3-ring orientation binder with the AURA Board of Commissioners Resource Site as a means to have easy access to AURA documents. She stated that the AURA Resource Site is not to replace the AURA Website.

Ms. Phair asked Carrie Briscoe, Project Manager, to provide a brief overview on the AURA Board of Commissioners Resource Site.

After a lengthy discussion regarding the resource site the Board of Commissioners recommended that Corey Hoffman, Legal Counsel and Maureen Phair review the content before it's launched.

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

Ms. Phair noted that in the Arvada Report a full-page story on the Trammell Crow project and focused on Phase 2. She stated that the project received a unanimous approval by City Council.

Corey Hoffmann, Legal Counsel, None.

---

**15. Executive Session**

---

None

---

**16. Adjournment**

---

Chair Parker adjourned the meeting at 4:22 p.m.

---

\_\_\_\_\_  
Alan Parker, Chair

ATTEST:

\_\_\_\_\_  
Maureen Phair, Executive Director

\_\_\_\_\_  
Carrie Briscoe, Recording Secretary