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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, JANUARY 06, 2021  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

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**REGULAR MEETING**

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

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**2. Moment of Reflection and Pledge of Allegiance**

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**3. Roll Call of Commissioners**

Those Present: 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: one guest.

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

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The Summary of Minutes of the December 2, 2020, AURA Board Meeting stand approved.

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

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None

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**6. Public Hearing**

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None

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**7. Study Session**

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None

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**8. Old Business**

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A. Amended and Restated Assignment and Assumption of the Purchase and Sale Agreement (IRG Lot)

Last March the AURA Board approved two documents – 1) The Purchase and Sale Agreement (PSA) between IRG Arvada, and Mile High Development (MHD); and 2) The Assumption of the PSA between IRG, MHD and Arvada Urban Renewal Authority (AURA).

The agreement states that AURA will purchase the Walmart Outparcel if MHD does not receive Colorado Housing Finance Authority (CHFA) tax credits in 2020. AURA would hold the parcel until MHD received the tax credits; MHD would then reimburse AURA the purchase price.

During title review a covenant was discovered that allowed Walmart to park, load and unload on the property, this covenant had to be removed prior to applying for tax credits. Therefore the agreement needs to be amended to allow AURA to assume the PSA even though MHD did not apply for the tax credits in 2020.

Commissioner Williams moved to approve the Amended and Restated Assignment and Assumption of the Purchase and Sale Agreement (IRG Lot)

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The following votes were cast on the Motion:

Those voting Yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus, Williams

**The Motion was Approved.**

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**9. New Business**

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None

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**10. Development Update**

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

Olde Town Residence – Conditional Use Permit (CUP) public hearing before the City Council is rescheduled from January 4, 2021 to January 25, 2021.

Loftus Development - AURA Board will review the Term Sheet in Executive Session; prepare the amended and restated DDA. Conditional Use Permit (CUP) to be considered in March, 2021 for Planning Commission and April, 2021 for City Council.

Ralston Creek Village (development of former Safeway site) - Berkeley Homes closing and groundbreaking is planned for February, 2021 – Safeway and Ralston Road Café site. AURA will receive \$300,000 for Ralston Road Café with closing.

Affordable Housing - Closing on the Walmart Outparcel later this month.

City Stores – Plan to abate and demo in early spring.

The Cottages at Ralston Creek (tiny homes) – Economic & Planning Systems (EPS) is reviewing its pro forma and will present to the AURA Board in February, 2021.

Tabernacle Church - Richard Sapkin, Owner and Managing Partner of Edgemark Development has been working on redesigning the building to accommodate Choice Market.

Trolley – The City Staff was pleased to hear that the AURA Board is willing to provide financial assistance to develop the platform and structure for the trolley.

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

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None

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**12. Comments from Commissioners**

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Commissioner Jacobsen stated it would be important to review the alley project. Maureen Phair suggested that staff meet first and AURA Board provide input.

Commissioner Steinhaus echoed what Commissioner Jacobsen suggested regarding direction with the alley improvement project and should originate with a staff meeting. He also stated that he was disappointed in the Olde Town Residence public hearing before the City Council being rescheduled.

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Commissioner Dolan shared that she agreed with Commissioner Jacobsen's comment on the ally project and her sentiment regarding Commissioner Jacobsen's Board position ending in a few months.

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**13. Committee Reports**

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Commissioner Bunyard stated that he will attend his first meeting as Board Member with the Arvada Economic Development Association (AEDA) this month.

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**14. Staff Reports**

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Maureen Phair, Executive Director, provided the following staff report updates:

Ms. Phair shared that Hazel Hartbarger's husband passed away unexpectedly and AURA sent a donation to the Elks Club in his name.

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

Ms. Phair reported that in April, 2021 Commissioner Jacobsen will complete his term on the AURA Board. She suggested meeting for dinner to show appreciation for his years of dedication and service.

Corey Hoffmann, Legal Counsel, had nothing to report.

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**15. Executive Session**

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Corey Hoffmann, Legal Counsel, stated the need for an Executive Session for Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Relating to Potential Projects and for Personnel Matters, Pursuant to CRS 24-6-402(4)(f)

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

The following votes were cast on the Motion:

Those voting Yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus, Williams

**The Motion was Approved.**

The AURA Board convened into the Executive Session at 3:22 p.m. and reconvened into the Regular Meeting at 5:01 pm

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**16. Adjournment**

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Chair Parker adjourned the meeting at 5:01 p.m.



Alan Parker, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary

