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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, FEBRUARY 03, 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: – David Sinkey, CEO and Steve Erickson with Boulder Creek Neighborhoods  
and one guest.

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

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The Summary of Minutes of the January 06, 2021, 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. The Cottages at Ralston Fields Presentation  
Boulder Creek Neighborhoods – David Sinkey and Steve Erickson

Maureen Phair, Executive Director, reported that the developer of The Cottages at Ralston  
Fields (tiny homes), TJC Consulting Engineers has partnered with Boulder Creek to construct  
this project.

David Sinkey, CEO with Boulder Creek Neighborhoods (BCN), provided a brief overview about  
BCN and their recent “Wee Cottages” projects along the Colorado Front Range.

B. Kipling Ridge Metropolitan District – Memorandum of Termination Agreement

Maureen Phair, Executive Director, previously reported that the Kipling Ridge Metro District is  
paying off the bonds it issued to finance the public improvements three years early. This  
agreement is to memorialize that the Kipling Ridge Metro District has accomplished the  
obligations outlined under the Cooperation Agreement and to cancel the Public Improvement  
Fee (PIF) in –lieu and return 3.2% City Sales Tax to the shopping center.

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Carrie Briscoe, Project Manager, reviewed this resolution with the Board.

Vice Chair Dolan moved to approve Resolution AR-21-01, a Resolution of the Arvada Urban Renewal Authority approving Termination of the Cooperation Agreement by and among The City of Arvada, The Arvada Urban Renewal Authority, Ridge Venture, LLC, and Kipling Ridge Metropolitan District.

The following votes were cast on the Motion:

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

**The Motion was Approved.**

- C. City Stores Site – Abatement and Demolition Proposal – Carrie Briscoe provided an overview on the City Stores Site located at 5790 Garrison Street. Ms. Briscoe asked the AURA Board for approval for Maureen Phair, Executive Director, to sign the proposal and to further work with Alpine Demolition on the abatement and demolition of the property.

Vice Chair Dolan moved that the AURA Board approve the Alpine Demolition and Recycling, LLC Proposal and the Executive Director be authorized to enter into the contract.

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 – With Council's approval of the Conditional Use Permit (CUP), there are no more public meetings remaining. Trammell Crow is working on obtaining their building permits and plans to break ground in June, 2021.

Ralston Creek Village (development of former Safeway site) - Berkeley Homes is closing next week and ground breaking is planned for March, 2021. AURA will receive \$300,000 for Ralston Road Café with closing.

Affordable Housing – AURA is now owner of the Walmart Outparcel. Carrie Briscoe, Project Manager, reported on the abatement and demolition of the City Stores. George Thorn, President of Mile High Development, will be applying for the tax credits in August, 2021.

Trolley – The AURA Board needs to formalize the process for financial assistance to develop the platform and structure. In March the AURA staff will bring a Memorandum of Understanding (MOU) to the AURA Board for approval.

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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 Williams reported that the City Council approved the Olde Town Residences development project. He also shared the possibility of permanent closure of Olde Town Arvada road access.

Chair Parker stated that he watched the City Council meeting regarding the Olde Town Residences project and was pleased with the outcome.

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**13. Committee Reports**

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

Commissioner Williams reported that the Mayor of Central City contacted him about AEDA's successes with the Arvada business community outreach and would like to replicate its business retention model.

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**14. Staff Reports**

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

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. The AURA staff made reservations for April 7 to meet 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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- A. Instructions to Negotiators, Pursuant to CRS 24-6-402(4) (e) Relating to Potential Projects
- B. Personnel Matters, Pursuant to CRS 24-6-402(4) (f)

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 Personnel Matters, Pursuant to CRS 24-6-402(4) (f)

Commissioner Steinhaus 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 4:10 p.m. and reconvened into the Regular Meeting at 5:07 pm

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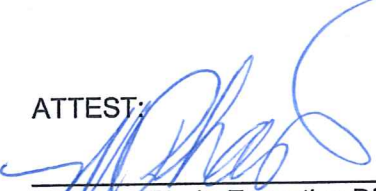
**16. Adjournment**

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Chair Parker adjourned the meeting at 5:07 p.m.

  
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Alan Parker, Chair

ATTEST:

  
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Maureen Phair, Executive Director

  
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Carrie Briscoe, Recording Secretary

