
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, APRIL 7, 2021
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

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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

Those Present: Chair Alan Parker, Vice Chair Sue Dolan, Treasurer Tony Cline,
Commissioners Paul Bunyard, Tim Steinhaus, Marc Williams

Absent: Commissioner Jacobsen

AURA staff present: Maureen Phair, Executive Director; Carrie Briscoe, Project Manager;
Corey Hoffmann, Legal Counsel; Peggy Salazar, Administrative Specialist

Also present: Lisa Yagi, Assistant Finance Director, Ryan Stachelski, Director of Community
and Economic Development, Jesse Truman, Principal of 57th Apartments, LLC, Cody Bohall,
Property Owner and CEO/President of Studio 8.18 Engineering and one guest.

Chair Parker requested to adjust the Regular Meeting agenda to add Personnel Matters,
Pursuant to CRS 24-6-402(4)(f) to Executive Session.

Commissioner Williams moved to adjust the agenda.

The following votes were cast on the Motion:

Voting yes: Bunyard, Cline, Dolan, Parker, Steinhaus, Williams

Absent: Jacobsen

The Motion was approved.

4. Approval of the Summary of Minutes

The Summary of Minutes of the March 03, 2021 AURA Regular Board Meeting and March 10,
2021 AURA Special Meeting stand approved.

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

None

6. Public Hearing

A. Resolution AR-21-03 - A Resolution Amending the Arvada Urban Renewal Authority Budget
for Fiscal Year 2020.

Commissioner Jacobsen joined the meeting.

Maureen Phair, Executive Director reviewed Resolution AR-21-03.

Lisa Yagi, City of Arvada Assistant Finance Director stated that she agreed with Ms. Phair's
purpose for Resolution AR-21-03.

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Chair Parker sought public comments. No one wishing to speak for or against, the public comments were closed.

Commissioner Steinhaus asked about the status of the NW bonds. Lisa Yagi, City of Arvada Assistant Finance Director, stated that due to several refinancing there is no indication of paying off the bonds at this time.

Commissioner Williams moved that Resolution AR-21-03, A Resolution Amending the Arvada Urban Renewal Authority Budget for Fiscal Year 2020, be approved.

The following votes were cast on the Motion:

Voting yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus, Williams

The Motion was approved.

7. Study Session

A. Olde Town Street Closures Ryan Stachelski, City of Arvada
Director of Community and Economic Development

Ryan Stachelski, Director of Community and Economic Development, provided a brief overview of the projected plan for Olde Town Street Closures, to enhance the configuration, structure, design and esthetics as well as to accommodate the Olde Town businesses. He also stated there are measurement tools in place to periodically assess success with the projected plan.

8. Old Business

A. Resolution AR-21-04 - A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Ninth Amendment to Ralston Creek North Disposition and Development Agreement and Approving the Amended and Restated Disposition and Development Agreement between the Authority and Ralston Creek North, LLC.

Maureen Phair, Executive Director, stated that Resolution AR-21-04, was reviewed at previous Special Meeting. Ms. Phair offered the Board of Commissioners a brief synopsis for Resolution AR-21-04, otherwise proceed to vote.

Commissioner Williams moved that Resolution AR-21-03, A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Ninth Amendment to Ralston Creek North Disposition and Development Agreement and Approving the Amended and Restated Disposition and Development Agreement between the Authority and Ralston Creek North, LLC, be approved.

The following votes were cast on the Motion:

Voting yes: Bunyard, Cline, Dolan, Jacobsen, Parker, Steinhaus, Williams

The Motion was approved.

B. Resolution AR-21-05 - A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving an Intergovernmental Agreement by and between the City of Arvada and the Arvada Urban Renewal Authority to Complete the #.04 Denver Tramway Streetcar Site Development Project.

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Maureen Phair, Executive Director reviewed the agreement to finance the Trolley park and structure for \$465,000. Ms. Phair stated the park is anticipated to break ground this summer.

Commissioner Jacobsen moved that Resolution AR-21-05, A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving an Intergovernmental Agreement by and between the City of Arvada and the Arvada Urban Renewal Authority to Complete the #.04 Denver Tramway Streetcar Site Development Project, be approved.

The following votes were cast on the Motion:

Voting yes: Bunyard, Dolan, Jacobsen, Parker, Steinhaus, Williams

The Motion was approved.

Voting no: Cline

9. New Business

A. Arvada Place Apartments Jesse Truman, 57th Apartments, LLC

Jesse Truman, Principal of 57th Apartments, LLC, presented a proposed project, Arvada Place Apartments, near the Garrison Street Paseo project. Mr. Truman stated there are challenges with the project so he is asking for financial assistance.

B. 7611 Grandview Avenue Cody Bohall, Property Owner and
CEO/President of Studio 8.18 Engineering

Cody Bohall, CEO/President of Studio 8.18 Engineer, and property owner of 7611 Grandview provided a brief overview of the proposed plan of the existing building and landscape improvements. Mr. Bohall asked the Board of Commissioners for financial assistance.

Maureen Phair noted that both these projects will be discussed in Executive Session.

10. Development Update

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

City Stores – The asbestos remediation contractor has begun constructing a containment that will encompass the entire building in order to remediate the asbestos in the CMU block. The remediation should take about a month, and demolition will begin shortly thereafter.

Loftus Development – Went before the Planning Commission on April 6 for a Conditional Use Permit (CUP) and will be heard by the City Council on May 3, 2021.

Trammell Crow – A Conditional Use Permit (CUP) for the Olde Town Residences project located on the southwest corner of Wadsworth Bypass at 56th Avenue was approved and the ground breaking is planned for June, 2021.

Ralston Creek Village (development of former Safeway site) – No update on Berkeley Homes.

11. Public Comment – Five Minute Limit

None

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12. Comments from Commissioners

Commissioner Jacobsen - Noted that this was his last Board meeting. He stated it's been a privilege to work with the AURA Board for the past 10 years. He said that he's excited about what's happening with the Arvada Urban Renewal Authority.

Treasurer Cline – Thanked Commissioner Jacobsen for his personal and professional contributions. Treasurer Cline also thanked Commissioner Jacobsen for his service and the impact he made with the City and the AURA Board. He noted that he learned a lot from Commissioner Jacobsen and it was a great opportunity to have worked with him on the AURA Board. Treasurer Cline emphasized that Commissioner Jacobsen has become a great friend.

Commissioner Steinhaus – Noted that he has grown to appreciate Commissioner Jacobsen's leadership and insight on the AURA Board. He said that Commissioner Jacobsen will be greatly missed.

Commissioner Bunyard – Thanked Commissioner Jacobsen for his leadership. He noted that he looks forward to saying good bye in the right way.

Vice Chair Dolan – Thanked Commissioner Jacobsen for his leadership and contribution to the Arvada Community. Vice Chair Dolan stated that Commissioner Jacobsen will be terribly missed. She noted that she will remain in touch.

Commissioner Williams – Thanked Commissioner Jacobsen for an exemplary job with the Arvada community that is well before being appointed to the AURA Board. He stated that Commissioner Jacobsen has been a great leader on the AURA Board as well as provided thoughtful insight. He stated that Commissioner Jacobsen will be greatly missed.

Chair Parker – Thanked Commissioner Jacobsen for his leadership with the AURA Board.

Maureen Phair, Executive Director - Thanked Commissioner Jacobsen for his leadership and mentorship. She noted that there will be a planned event for Commissioner Jacobsen when he feels better to show appreciation and gratitude for his contribution to the AURA Board.

13. Committee Reports

Commissioner Bunyard stated that he attended an Arvada Economic Development Association (AEDA) Board meeting this month. At the meeting there was an update on the Business Grant Program.

14. Staff Reports

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

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

Ms. Phair reported the June Board Meeting will be held in the AURA conference room and the public will join virtually.

Ms. Phair noted that for the May Board Meeting the Board will appoint the new AURA Commissioner Eli Feret and the placement of Treasure, Chair and Vice Chair.

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Corey Hoffmann, Legal Counsel, had nothing to report.

15. Executive Session

- A. 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).

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 Williams 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 4:23 p.m. and reconvened into the Regular Meeting at 5:28 pm

16. Adjournment

Chair Parker adjourned the meeting at 5:28 p.m.


Alan Parker, Chair

ATTEST:


Maureen Phair, Executive Director


Carrie Briscoe, Recording Secretary