

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, MAY 5, 2021  
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:**

Those Present: Chair Alan Parker, Vice Chair Sue Dolan, Treasurer Tony Cline,  
Commissioners Paul Bunyard, Eli Feret, 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: Tim Masters, TJC, Ltd, David Sinkey, Boulder Creek Neighborhoods  
and one guest.

A. Oath of Office for Commissioner Eli Feret – Carrie Briscoe, notary public, administered the Oath of Office to Commissioner Eli Feret, who was appointed to the AURA Board by City Council on April 12, 2021.

B. Election of Officers – Chair Parker relinquished the chair to Maureen Phair to conduct the election for Chair. Ms. Phair opened the floor for nominations of Chair. Commissioner Steinhaus moved to nominate Alan Parker as Chair of the Arvada Urban Renewal Authority and that nominations are closed.

The following votes were cast on the Motion:

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

**The Motion was approved.**

Ms. Phair relinquished the chair to Chair Parker who opened the floor for nominations of Vice Chair. Commissioner Williams nominated Paul Bunyard as Vice Chair of the Arvada Urban Renewal Authority and that nominations are closed.

The following votes were cast on the Motion:

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

**The Motion was approved.**

Chair Parker opened the floor for nominations for Treasurer. Commissioner Williams nominated Tony Cline as Treasurer of the Arvada Urban Renewal Authority and that nominations are closed.

The following votes were cast on the Motion:

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

**The Motion was approved.**

C. Oath of Office for Elected Officers – Carrie Briscoe administered the Oath of Office to elected officers, Chair Alan Parker and Treasurer Tony Cline were re-elected and Commissioner Paul Bunyard as Vice Chair.

---

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, MAY 5, 2021  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 2

---

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

---

The Summary of Minutes of the April 07, 2021 AURA Regular Board Meeting stand approved.

---

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

---

None

---

**6. Public Hearing**

---

None

---

**7. Study Session**

---

None

---

**8. Old Business**

---

- A. The Cottages at Ralston Fields  
Tim Master - TJC, Ltd and David Sinkey - Boulder Creek Neighborhoods

Tim Masters, Principal of TJC, Ltd, Consulting Engineers, presented a proposed project update for the Cottages at Ralston Fields located near Kipling Parkway and 58<sup>th</sup> Avenue. David Sinkey, CEO with Boulder Creek Neighborhoods (BCN), provided a brief overview on estimated project costs, demographics with proposed project potential for rent versus for sale product option and financial comparison with similar developments located at Riverdale Ranch and Stapleton.

- B. AR-21-06: A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Termination of the Reciprocal Access Easement

Commissioner Williams moved that AR-21-06, A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Termination of the Reciprocal Access Easement, be approved.

The following votes were cast on the Motion:  
Those voting yes: Bunyard, Cline, Dolan, Feret, Parker, Steinhaus, Williams  
**The Motion was approved.**

- C. AR-21-07: A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Tenth Amendment to the Executive Director's Employment Agreement

Commissioner Dolan moved that AR-21-07, A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Tenth Amendment to the Executive Director's Employment Agreement be approved.

The following votes were cast on the Motion:  
Those voting yes: Bunyard, Dolan, Feret, Parker, Steinhaus, Williams  
Those abstained: Treasurer Cline  
**The Motion was approved.**

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, MAY 5, 2021  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 3

**D. AR-21-08: A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Redevelopment Agreement with Garrison 57, LLC**

Maureen Phair, presented a brief overview on AR-21-08, and the request for financial assistance regarding the proposed project, Arvada Place Apartments, near the Garrison Street Paseo project.

Commissioner Williams moved that AR-21-08: A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Redevelopment Agreement with Garrison 57, LLC be approved.

The following votes were cast on the Motion:

Those voting yes: Bunyard, Cline, Dolan, Feret, Parker, Steinhaus, Williams

**The Motion was approved.**

---

**9. New Business**

---

None

---

**10. Development Update**

---

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

Ralston Fields Urban Renewal Area – Beneath Ridge Road a site was sold and developed. The development consists of 142,000 sq. ft. with two industrial buildings called Mountain Gateway. AURA will receive an estimated \$1.5 million in increment property tax revenue through 2028.

Loftus Development (Ralston Commons) – A Conditional Use Permit (CUP), was heard and approved 7-0 by the City Council on May 3. Ralston Commons has completed its public hearings. The next step is to finish construction drawings and receive permits, and break ground in the first quarter of 2022.

Trammell Crow – Continues to move forward with the Olde Town Residences project located on the northwest corner of Wadsworth Bypass at 56th Avenue. The ground breaking is planned for June, 2021.

Ralston Creek Village (development of former Safeway site) – Berkeley Homes is currently working with Xcel Energy to determine underground utilities in order to proceed with project.

---

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

---

None

---

**12. Comments from Commissioners**

---

Commissioner Williams – The Arvada Urban Renewal Authority is favorably received by the City Council. Commissioner Williams noted that the City Council is appreciative with AURA's efforts

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, MAY 5, 2021  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 4

to provide financial assistance for the Trolley project and the City's Ralston Rd Phase 2 landscape project.

Commissioner Feret – Thanked the Board of Commissioners and stated that he is excited to be on the Board. Commissioner Feret said he plans to ask questions after Board meetings as he learns about the various projects and the dynamics of the Board.

Treasurer Cline – Welcomed Commissioner Feret. Treasurer Cline shared his perspective with being new on the Board and encouraged Commissioner Feret to ask questions.

Vice Chair Bunyard – Welcomed Commissioner Feret. Vice Chair Bunyard thanked the Board of Commissioners for the appointment of Vice Chair.

Commissioner Steinhaus – Welcomed Commissioner Feret.

Commissioner Dolan – Congratulated Commissioner Feret and Vice Chair Bunyard.

Chair Parker – Noted that Carrie Briscoe, Project Manager, sent 2021 Disclosures to be filled out, signed and returned. Chair Parker congratulated Ms. Phair for the progression of AURA projects that have come to fruition.

---

**13. Committee Reports**

---

Commissioner Bunyard stated that he attended an Arvada Economic Development Association (AEDA) Board meeting this month. AEDA provided a Business Retention Project update.

Commissioner Steinhaus reported that the Olde Town Business District (BID) is working with the City of Arvada on final design for the Olde Town Arvada streets. He noted that there are three new potential taco restaurants along with Fuzzy Taco located in the Olde Town area.

---

**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 that a planned gathering will be held on May 12 for Fred Jacobsen to show appreciation for his years of dedication and service.

Ms. Phair announced that the Mayor's Annual State of City will be held on Friday May 21, at The Social Capital Events Center located at 64<sup>th</sup> and Wadsworth Blvd. Ms. Phair asked the Board if they were interested in attending the event. Ms. Phair plans to purchase a table for the Board of Commissioners to attend the event.

Ms. Phair reported the June Board Meeting will be held in the AURA conference room and the public will join virtually. Ms. Phair thanked Carrie Briscoe, Project Manager, for her assistance in working with the IT Department by installing new audio/recording equipment in the conference room.

Corey Hoffmann, Legal Counsel, explained the changes made by House Bill 21-1025: Emails and Open Meetings Law.

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, MAY 5, 2021  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 5

---

**15. Executive Session**

---

A. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Relating to Potential Projects

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

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, Feret, Parker, Steinhaus, Williams

**The Motion was Approved.**

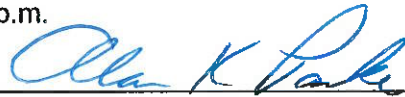
The AURA Board convened into the Executive Session at 4:46 p.m. and reconvened into the Regular Meeting at 5:19 pm

---

**16. Adjournment**


---

Chair Parker adjourned the meeting at 5:19 p.m.

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

ATTEST:

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

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

