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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, AUGUST 4, 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, Treasurer Tony Cline  
Commissioners Sue Dolan, Eli Feret, Tim Steinhaus, Marc Williams

Those Absent: Vice Chair Paul Bunyard

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

Also present: one guest.

Commissioner Williams moved to excuse Vice Chair Paul Bunyard

The following votes were cast on the Motion:

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

Absent: Bunyard

**The Motion was approved.**

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

The Summary of Minutes of the July 07, 2021 AURA Regular 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. Termination of Utility Easement – Olde Town Residences Property

Maureen Phair, Executive Director, reported that the documents were reviewed by the Legal Counsel, AURA staff and Board.

Corey Hoffmann, Legal Counsel, asked the Commissioners to ratify the execution of the Termination of Utility Easement.

Commissioner Dolan moved that the Termination of Utility Easement for the Olde Town Residences Property, be approved.

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The following votes were cast on the Motion:

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

Absent: Bunyard

**The Motion was approved.**

- B. AR-21-11, Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Second Amendment to the Third Amended and Restated Disposition and Development Agreement between the Authority and TC Denver Development, Inc.

Maureen Phair, Executive Director, reviewed this item with the Board.

Commissioner Williams moved that the Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Second Amendment to the Third Amended and Restated Disposition and Development Agreement between the Authority and TC Denver Development, Inc., be approved.

The following votes were cast on the Motion:

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

Absent: Bunyard

**The Motion was approved.**

- C. AR-21-12, Second Amendment to the Intergovernmental Agreement between the City of Arvada and the Arvada Urban Renewal Authority

Maureen Phair, Executive Director, reviewed this amended agreement with the Board.

Commissioner Steinhaus moved that the Second Amendment to the Intergovernmental Agreement between the City of Arvada and the Arvada Urban Renewal Authority, be approved.

The following votes were cast on the Motion:

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

Absent: Bunyard

**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:

City Stores – The demolition stopped due to a three inch asbestos pipe that was discovered in the underground water storage tanks. The Colorado Department of Public Health & Environment (CDPHE) and Mac-Bestos will need to devise a plan to mitigate and remove pipes.

Ralston Gardens (affordable housing project) – George Thorn, President with Mile High Development, plans to submit an application to the Colorado Housing and Finance Authority (CHFA) on Monday, August 9. An anticipated decision will be later this fall.

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Berkeley Townhomes – The design, materials and the contractor are on site to reroute Xcel utilities. Sturgeon, the third party contractor, said it will take two months to relocate a line. A blanket easement was requested.

Kmart – The Board approved the Term Sheet with Morgan Group at the April meeting. AURA staff anticipates presenting a draft of the Redevelopment Agreement for the Board’s review and approval at the September meeting.

Ralston Commons – Andre Baros, Senior Associate at Shears Adkins Rockmore (SAR) Architects will present updated elevations of the project at the September meeting.

Undergrounding the Utilities in Alley – This project qualifies for the City’s 1% agreement with Xcel Energy. AURA is seeking a utilities consultant for this project.

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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 on the outcome of National Night Out.

Commissioner Dolan - Stated that she would like to see new trees planted in Olde Town Arvada.

Commissioner Feret - Commented on the in-person AURA Board Meetings and hopes this option continues.

Commissioner Steinhaus – Stated on the trees and planters in Olde Town Arvada. He also noted that he will be out of the country and asked to be excused for his absence for the next two Board meetings.

Treasurer Cline - Commented on the Centers for Disease and Control (CDC) moratorium requirement to landlords regarding the eviction process.

Chair Parker - Stated that the Taste of Arvada was well attended.

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**13. Committee Reports**

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Commissioner Steinhaus reported that he met with the Olde Town Business District (BID) committee. He stated that the BID is financially sound. He also mentioned that the Tabernacle Church area needs to be maintained.

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**14. Staff Reports**

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Corey Hoffmann, Legal Counsel, reported on the courts of appeal status related to the Arapahoe County Assessor and City of Aurora case to be pushed back until early next year.

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

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Ms. Phair noted that the Flash Report is in packet.

Ms. Phair stated that the AURA staff have been working on the 2022 Budget and will be contacting the Finance Committee for a meeting in the near future.

Ms. Phair reported that the City is conducting an open house to discuss the New Town Arvada sub-area plan on August 11 from 4 p.m. to 6 p.m. at the Hilton Garden Inn.

Ms. Phair provided a brief overview regarding the Olde Town Tour and Board Retreat that is scheduled for August 26 from 2 p.m. to 6 p.m.

Ms. Phair reported on the AURA financial forecast and Jefferson County homeless plan.

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**15. Executive Session**

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None

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**16. Adjournment**

Commissioner Williams moved to adjourn the meeting.

The following votes were cast on the Motion:


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

Absent: Bunyard

**The Motion was approved.**

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Chair Parker adjourned the meeting at 4:16 pm

  
Alan Parker, Chair

ATTEST:

  
Maureen Phair, Executive Director

  
Carrie Briscoe, Recording Secretary

