
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, SEPTEMBER 01, 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 Paul Bunyard, Treasurer Tony Cline
Commissioners Sue Dolan, Eli Feret, Marc Williams

Those Absent: Commissioner Tim Steinhaus

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

Also present: Andre Baros, Shears Adkins Rockmore (SAR) Architect, and Historical Society
Board of Directors Lori Drienka, Karen Miller, and Nancy Young.

Commissioner Williams moved to excuse Commissioner Steinhaus.

The following votes were cast on the Motion:

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

Absent: Steinhaus

The Motion was approved.

4. Approval of the Summary of Minutes

The Summary of Minutes of the August 4, 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

A. Ralston Commons Architectural Elevations Presentation

Andre Baros, Architect, Shears, Adkins & Rockmore (SAR) provided a virtual reality
presentation of the Ralston Commons development.

B. Olde Town Walking Tour (August 26, 2021) Follow-up Discussion

Maureen Phair, Executive Director, provided a debriefing of the tour and potential projects
with the Board.

8. Old Business

A. AR-12-13 A Resolution of the Board of Commissioners of the Arvada Urban Renewal

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Authority Approving the First Amendment to the Redevelopment Agreement
between the Authority and Garrison 57, LLC

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

Commissioner Williams moved that AR-12-13, a Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the First Amendment to the Redevelopment Agreement between the Authority and Garrison 57, LLC, be approved.

The following votes were cast on the Motion:

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

Absent: Steinhaus

The Motion was approved.

9. New Business

None

10. Development Update

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

Loftus Development – A Letter of Intent (LOI) was issued to Koelbel Homes to build 27 townhomes. Negotiations with Brinkmann Constructors are proceeding for the multi-family and retail development. Plans will be resubmitted by Andre Baros, Architect, Shears, Adkins & Rockmore (SAR) on September 10.

Dry Cleaning contamination – The Colorado Department of Public Health Environment (CDPHE) approved the Notice of Intent to create a binding environmental use restrictions (EURs) on the property located at 9215 Ralston Road. The Notice of Intent needs to be published. After it's published all comments must be submitted 30 days from the 1st publication of the Notice of Intent.

City Stores – Terracon and Mac-Bestos devised a plan and removed the identified asbestos pipes. The next step is to remove the remaining pipes before demolition. Terracon's water sample study indicated that there were no major concerns and is devising a plan to remove the water.

Berkeley Townhomes – Maureen Phair provided a brief update of the project and asked for the Board's approval to have the Xcel Utility Easement signed by Chair Parker. The AURA Board directed Maureen Phair to have Chair Parker sign the utility easement.

Community Gardens - CDPHE has had an environmental air monitoring area/building for over 50 years located in the Community Gardens. The CDPHE agreed to relocate the monitoring system.

11. Public Comment – Five Minute Limit

None

12. Comments from Commissioners

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Commissioner Williams - Commented about the Olde Town Tour. He agreed with the stated comments about the prioritization of the potential projects.

Commissioner Dolan – Thanked Ms. Phair for the private tour of Olde Town. She also agreed with Commissioner Feret about the prioritization of identified projects.

Commissioner Feret – Commented about the Olde Town Tour and the importance of prioritizing the potential projects.

Treasurer Cline – Stated that everything that's happening in Afghanistan, we are fortunate to be living in Arvada.

Vice Chair Bunyard – Agreed with the Commissioners about the Olde Town Tour and the prioritization of the potential projects.

Chair Parker – Stated that he agreed with everything that was said by the Commissioners.

13. Committee Reports

Vice Chair Bunyard, provided a brief update of the Arvada Economic Development Association (AEDA) Business Retention program efforts.

14. Staff Reports

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

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

Ms. Phair reported that the AURA staff will receive a step pay increase in 2021 and a market rate increase of 1.5% in 2021 and 2.5% in 2022.

Ms. Phair nominated Commissioner Steinhaus to plan the Christmas Gathering. Commissioner Williams volunteered to help plan the Christmas Gathering.

Ms. Phair reported that she and Ms. Briscoe attended the CREJ Retail conference and provided a brief update.

Corey Hoffmann, Legal Counsel, stated that in addition to the communal dining areas, a festival permit was developed to incorporate a mixture of liquor licenses for outdoor events.

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.

Vice Chair Bunyard moved to go into Executive Session for the reasons stated by Legal Counsel.

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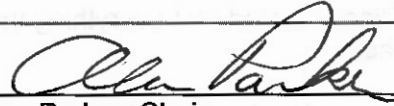
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The following votes were cast on the Motion:
Those voting Yes: Bunyard, Cline, Dolan, Feret, Parker, Williams
Those absent: Steinhaus
The Motion was Approved.

The AURA Board convened into the Executive Session at 4:42 p.m. and reconvened into the Regular Meeting at 5 p.m.


16. Adjournment

Chair Parker adjourned the meeting at 5 p.m.



Alan Parker, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary