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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, OCTOBER 06, 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 Paul Bunyard, Treasurer Tony Cline  
Commissioners Sue Dolan, Eli Feret, Tim Steinhaus, Marc Williams

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

Also present: Lisa Yagi, Assistant Finance Director, Debra Nielson, Controller and one guest.

Chair Parker requested to adjust the Regular Meeting agenda to omit item: A. 7611 Grandview Avenue, Cody Bohall, Property Owner and CEO/President of Studio 8.18 Engineering.

Commissioner Williams moved to adjust the agenda.

The following votes were cast on the Motion:

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

**The Motion was approved.**

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

The Summary of Minutes of the September 01, 2021 AURA Regular Board Meeting and September 22, 2021 Special 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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B. AR-21-15 A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Ratifying the Approval of the Assignment and Assumption of Third Amended and Restated Disposition and Development Agreement.

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

Commissioner Dolan moved that Resolution AR-21-15, A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Ratifying the Approval of the Assignment and Assumption of Third Amended and Restated

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Disposition and Development Agreement be approved.

The following votes were cast on the Motion:

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

**The Motion was approved.**

- C. AR-21-16 A Resolution of the Board of the Commissioners of the Arvada Urban Renewal Authority Approving the Development Agreement with Ralston Arvada Owner, LLC.

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

Commissioner Williams moved that Resolution AR-21-16, A Resolution of the Board of the Commissioners of the Arvada Urban Renewal Authority Approving the Development Agreement with Ralston Arvada Owner, LLC be approved.

The following votes were cast on the Motion:

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

**The Motion was approved.**

- D. City Stores - Change Order

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

Commissioner Dolan moved that the Board approve the City Stores Change Order.

The following votes were cast on the Motion:

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

**The Motion was approved.**

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**9. New Business**

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- A. Proposed 2022 Budget – Lisa Yagi, Assistant Director of Finance, City of Arvada.

Lisa Yagi, Assistant Finance Director, City of Arvada, thoroughly reviewed line items of the Proposed 2022 Budget to the Board.

The Finance Committee; Treasurer Cline, Commissioner Dolan, Lisa Yagi, Assistant Finance Director and Carrie Briscoe, Project Manager met on September 22 to review the Proposed 2022 Budget. Maureen Phair, Executive Director and Commissioner Steinhaus thanked the Finance Committee.

The AURA Board directed Maureen Phair, Executive Director, to present 2022 Budget at the November Board Meeting for approval.

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**10. Development Update**

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

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The Olde Town Residences – Ms. Phair stated that the Trammel Crow Company and Arvada Urban Renewal Authority closed on September 24. Ms. Phair thanked Carrie Briscoe, Project Manager and Corey Hoffmann, Legal Counsel for doing an exceptional job with the closing process. The ground breaking ceremony to be held on October 20 at 3:30 p.m.

Undergrounding the Utilities in Alley - Ms. Phair provided the proposal to Trang Tran, Arvada Civil Engineer, to review and give input. In turn, Ms. Tran shared that the City's Surveying Department is willing and able to conduct the topographic survey. That said, having the opportunity to use the City's resources will provide a significant cost savings with the project.

Garrison Street Paseo – The AURA staff met virtually with Chris Sutterfield, Confluence Landscape Architect regarding project. On October 19 the AURA staff plans to meet with the Community Gardeners.

Flour Mill – AURA staff met with the Executive Team of the Arvada Historical Society. Ms. Phair stated that the Flour Mill will afford a formal museum with no plans to change the building. She also met with Kim Grant, Director of Colorado's Most Endangered Places for Colorado Preservation. Mr. Grant referred AURA staff to an architect that specializes in preservation. AURA staff is awaiting direction from the Arvada Historical Society.

Calendar Buildings – The Calendar building and motel (Grandview Place Apartments) are located at 7207 Grandview Avenue. Ms. Phair, reported that she talked to the new owner about restoring the façade of the big house, and improving the landscaping. Ms. Phair stated that she suggested hiring an historic architect to preserve the historic exterior.

Arby's – The fast food restaurant is located at 5800 Wadsworth Blvd. Ms. Phair reported that she provided a site plan to the restaurant owner.

Gas Station at 57<sup>th</sup> and Independence – This former gas station located on NE corner of 57<sup>th</sup> Avenue and Independence Street sold. AURA staff reached out to the new owner, CIG Partners.

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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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Treasurer Cline – Stated that he is committed to an increase for the signing authority with an appropriate limit and is in favor if necessary to increase the limit for specific projects.

Commissioner Williams – Reported that he participated in a video with the City's Plant Manager at the Water Treatment Plant and discussed the former water treatment plant currently being redeveloped by AURA. The Chamber of Commerce held its Awards luncheon and awarded fallen Arvada Police Officer Gordon Beasley with an Image Award. Gordon Beasley's widow accepted the award. Commissioner Williams inquired about the term expiration of the AURA Board of Commissioners. He shared that the City has developed an electric scooter pilot program and has instilled strict rules.

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Chair Parker - Commented that he's looking forward to the ULI Fall Conference. Chair Parker thanked the AURA Board for enduring the past unusual year. He stated that when visiting Seattle scooters were problematic.

Commissioner Feret -- Stated that he is looking forward to attending the ULI Fall Conference.

Commissioner Steinhaus -- Thanked the Board for the opportunity to attend the Board Meeting. Commissioner Steinhaus stated that he will support the increase for the signing authority. He also mentioned visiting Rome and the scooters were out of control.

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**13. Committee Reports**

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None

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**14. Staff Reports**

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

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

Ms. Phair reminded the Board about the ULI Fall Conference requirements like the COVID vaccination and registration to receive badge to participate as well as attend the tour.

Corey Hoffmann, Legal Counsel, Corey Hoffmann, Legal Counsel, reported on the court of appeals status related to the Arapahoe County Assessor and City of Aurora case is set for November 9, 2021.

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**15. Executive Session**

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None

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**16. Adjournment**

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Chair Parker adjourned the meeting at 4:11 p.m.

  
Alan Parker, Chair

ATTEST:

  
Maureen Phair, Executive Director

  
Carrie Briscoe, Recording Secretary