



PUBLIC NOTICE OF REGULAR BOARD MEETING

The Arvada Urban Renewal Authority (AURA) Board of Commissioners will hold its regular board meeting in a hybrid format that will allow for in-person attendance at 5601 Olde Wadsworth Blvd, Suite 210, Arvada, CO 80002, or virtual attendance via Zoom Webinar at **3:00 p.m.** on **Wednesday, January 5, 2022.**

Anyone wishing to attend virtually may register in advance as follows:

https://us06web.zoom.us/webinar/register/WN_rOcW43b8QgKkychUXcl4pw

After registering, you will receive a confirmation email containing information about joining the webinar.

If you need assistance with the virtual webinar process or have questions or comments for the AURA Board regarding the agenda items, please contact info@arvadaurbanrenewal.org prior to noon on January 5, 2022. A recording of the meeting will be posted on AURA's website following the webinar.

Agenda information is attached.

Carrie Briscoe

Carrie Briscoe
AURA Project Manager/Recording Secretary

POSTED: December 30, 2021



**REGULAR MEETING OF THE AURA BOARD OF COMMISSIONERS
5601 Olde Wadsworth Boulevard, Ste. 210, Arvada, Colorado
3:00 p.m., Wednesday, January 5, 2022**

AGENDA – revised 1/5/2022

REGULAR MEETING – 3:00 P.M.

1. Call to Order
2. Moment of Reflection and Pledge of Allegiance
3. Roll Call of Members
4. Approval of the Summary of Minutes
5. Public Comment of Issues not scheduled for Public Hearing – Three Minute Limit
6. Public Hearing – None
7. Study Session
 - A. 10-year Forecast
8. Old Business
 - A. Alley Undergrounding Utilities Options – Justin Knowles – Kimley Horn
9. New Business
 - A. Floodplain Discussion – Andy Stewart – City of Arvada
10. Development Update
11. Public Comment – Five Minute Limit
12. Comments from Commissioners
13. Committee Reports
 - A. Flour Mill Committee
14. Staff Reports
15. Executive Session
 - A. Legal Advice, Pursuant to CRS 24-6-402(4)(b) related to the Shops at Ralston Creek PIF
 - B. Instructing Negotiators, Pursuant to CRS 24-6-402(4)(e) related to a Property Acquisition in Olde Town Station Area
16. Adjournment

**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, NOVEMBER 03, 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, Treasurer Tony Cline
Commissioners Sue Dolan, Tim Steinhaus, Marc Williams

Those Absent: Vice Chair Paul Bunyard and Commissioner Eli Feret

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, Cody Bohall, Property Owner and
CEO/President of Studio 8.18 Engineering, and one guest.

Commissioner Williams moved to excuse Vice Chair Bunyard and Commissioner Feret.

The following votes were cast on the Motion:

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

Absent: Bunyard and Feret

The Motion was Approved.

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

The Summary of Minutes of the October 6, 2021 AURA Regular Board Meeting stand approved.

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

None

6. **Public Hearing**

A. Resolution AR-21-17 A Resolution Approving the Arvada Urban Renewal Authority
Budget for Fiscal Year 2022

Maureen Phair presented the 2022 Budget and asked for approval to approve and
appropriate the funds. Ms. Phair stated that AURA held a properly noticed public
hearing on October 21, at which time the public was invited to attend, give comment on
or object to the proposed budget.

Commissioner Williams moved to approve Resolution AR-21-17, A Resolution Approving
the Arvada Urban Renewal Authority Budget for Fiscal Year 2022.

The following votes were cast on the Motion:

Those voting Yes: Cline, Dolan, Parker, Steinhaus, Williams

Those Absent: Bunyard and Feret

The Motion was Approved.

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- B. Resolution AR-21-18 A Resolution Appropriating the Arvada Urban Renewal Authority Budget for Fiscal Year 2022

Commissioner Williams moved to approve Resolution AR-21-18, A Resolution Appropriating the Arvada Urban Renewal Authority Budget for Fiscal Year 2022.

The following votes were cast on the Motion:

Those voting Yes: Cline, Dolan, Parker, Steinhaus, Williams

Those Absent: Bunyard and Feret

The Motion was Approved.

7. Study Session

None

8. Old Business

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

Cody Bohall, property Owner and CEO/President of Studio 8.18 Engineering, presented a new site plan displaying a second story, vertical mixed-use, residential above, parking option and adding more soft-scape.

After thorough discussion, the Board walked the site after the meeting. The Board requested further review with project.

9. New Business

None

10. Development Update

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

The Olde Town Residences – Trammell Crow Company held its ground breaking ceremony on October 20.

Ralston Creek Village (development former Safeway site) - Berkeley Homes ground breaking is planned for next week.

Ralston Gardens – Due to George Thorn recovering from surgery, Ms. Phair participated in the virtual interview with Colorado Housing and Finance Authority (CHFA) last week.

Kmart – The Morgan Group plans to close before the end of the month and break ground in May, 2022.

Garrison Street Paseo – On October 19 the AURA staff met with the Arvada Community Gardeners Committee.

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Flour Mill – AURA staff met with four members of the Arvada Historical Society Executive Team. The Arvada Historical Society Board will vote on whether to collaborate with AURA at its November 30 meeting.

Calendar Buildings – The owners met with the Arvada Historical Society to gather historical information about the Calendar building and motel (Grandview Place Apartments) located at 7207 Grandview Avenue.

Loftus Development – The project was re-budgeted due to increased construction and material costs in which resulted in the need for financial assistance. That said, Loftus Development contacted AURA, two general contractor groups and two potential banks. For property management Loftus Development contracted with Greystar.

The Town Home Site – Loftus Development is finalizing the sale of the town home site to Koelbel and plans to close on the property in March of 2022.

11. Public Comment – Five Minute Limit

None

12. Comments from Commissioners

Treasurer Cline – Stated he was disappointed that he was unable to attend the ULI Fall Conference.

Commissioner Dolan – Reported on the ULI Fall Meeting and was impressed with the development of Chicago’s rooftops.

Commissioner Steinhaus – Thanked the Board for the flowers. He stated that over the years the AURA Board has learned alot from attending the ULI conferences in which integrated ideas that inspired developments like the Water Tower Village. Commissioner Steinhaus also stated that he was pleased with the City election results.

Commissioner Williams – Reported on the ULI Fall Meeting and noted that there was a consensus with a hybrid expectation of transferring employees that may include working 3-days in the office and 2-days remotely from home. He reported on a session that he attended regarding mixed-used development. Commissioner Williams also stated that he was pleased with the outcome of the election results.

Chair Parker - Commented on the ULI Fall Meeting and tour showcasing a renovated building with state-of-the-art amenities.

13. Committee Reports

Commissioner Steinhaus attended the Olde Town Business District (BID) meeting. He stated that the BID Committee asked about the status of the undergrounding of the utilities in the Olde Town alleys.

Commissioners Steinhaus and Williams with the Holiday Party Committee reported that after a lengthy meeting, the Steinhaus’ agreed to host the Christmas gathering. A doodle poll was requested to determine the date and time.

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14. Staff Reports

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

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

Ms. Phair reported on the ULI Fall Meeting and said its main theme was COVID's impact. She stated that the sessions identified housing, office reimaging, struggling retailers, and recovering restaurants.

Carrie Briscoe, Project Manager, reported on the ULI Fall Meeting and the sessions that she attended in which consisted of Transit Oriented Development (TOD). She also shared that Chicago has created innovative programs to incentivize multi-income options like the community trust for development projects.

Ms. Phair reported that there was no need for a December Board meeting.

Commissioner Williams moved to cancel the December Board Meeting.

The following votes were cast on the Motion:

Those voting Yes: Cline, Dolan, Parker, Steinhaus, Williams

Those Absent: Bunyard and Feret

The Motion was Approved.

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 presented questions and appeared very positive.

15. Executive Session

None

16. Adjournment

Chair Parker adjourned the meeting at 4:23 p.m.

Alan Parker, Chair

ATTEST:

Maureen Phair, Executive Director

Carrie Briscoe, Recording Secretary

December 29, 2021

Arvada Urban Renewal Authority (AURA)
5601 Olde Wadsworth Blvd STE 210
Arvada, CO 80002

RE: Arvada Alley – Dry Utility Coordination

Dear AURA:

The following report has been prepared per the request to optimize the dry utilities within the alley located between Olde Wadsworth Blvd and Yukon St, Grandview Ave and Ralston Rd (the “Project Limits”). Engineering Underground and Kimley-Horn reviewed the survey data provided in conjunction with site visits to prepare multiple options that accomplish this request.

Upon review of the survey and performance of field visits, it appears approximately 850’ of overhead dry utilities and associated poles running North/South are situated within the 16’ right-of-way alley between Olde Wadsworth Blvd and Yukon St. Currently the utilities dead end on both the north end and south end of Project Limits. The Electric distribution on the eastern poles is three-phase primary and secondary, which is fed from an overhead line along the south side of W 57th Ave. CenturyLink owns their own span of poles on the Western side of the alley. These utility lines service 25 commercial parcels and the streetlights at the intersection of Grandview Ave & Olde Wadsworth Blvd. Upon conducting field observations, the parcels contain buildings reliant upon a mixture of single-phase and three-phase power service. Single-phase service is typically utilized by low demand consumers whereas three-phase power is required for higher demand consumers.

One benefit of overhead transformers is that single-phase service can be extended from a three-phase transformer bank which limits the total number of transformers. Alternatively, Xcel Energy does not provide options to tap a three-phase transformer to a single-phase service when utilizing ground mounted transformers due to potential phase imbalances that could affect the service to other customers. As a result, undergrounding the utility service lines will require more transformers than currently exists.

In addition to the increase in transformers required, the mixture of three-phase and single-phase customers, undergrounding the utilities would require running both types of primary down the alley, which also requires more clearances.

Taking into account these constraints, our team has developed two possible options for undergrounding the utilities within the Project Limits. We have also provided two alternate options that leave the overhead distribution in place but organize and minimize the overhead lines.

Please also note that the team did consider options that involved placing transformers and equipment within the ROW, but the narrow 16’ does not provide any feasible options for housing a substantial amount of equipment while maintain vehicle access.

Option 1 – Install 11 transformers, 4 secondary pedestals, and 1 service lift pole to provide connections to 28 services. This will require obtaining 14 easements varying from 10’ to 15’ depending on the type of distribution installed on site.

Pro: Minimal impact on customer’s current site. Transformers are placed on property lines within empty spaces.

Con: A large number of easements are needed and many transformers staggered throughout the site

Option 2 – Cluster transformers to reduce the amount of space needed for utility easements. This limits the impact on a number of parcels and groups the transformers in a central location that could be screened from view.

Pro: Pedestals would need to be installed in place of the transformers. Pedestals are 1’x2’ so this option greatly reduces the footprint of the electric facility in the alley.

Con: Easements are still required for pedestal and secondary lines. One customer would need to give up a large portion of property for a utility easement to complete this option.

Both options above rely on the parcel owners to dedicate easement to Xcel Energy and allow a private electrician to revise the incoming service conductor to their meter or disconnect. If we are unable to obtain easements or permission to work on their building, there are still some options for improving the alley to allow a more aesthetically pleasing environment. We have noted those alternative options below.

Alternative 1: Keep distribution overhead and optimize the existing lines. This can be achieved by combining comms and electric lines to one side of the alley, eliminating poles on one side of alley. It is also possible to condense duplicate services and consolidate service connections to a single location on the buildings to minimize the number of overhead lines.

Pro: The most cost-effective approach to improve the alley.

Con: Overhead lines would still be in the alley and this would not be able to utilize the 1% funds.

Alternative 2: Underground part of the utilities. Either underground the distribution or underground the services and leave the other portion overhead.

Pro: This will reduce the amount of visible wire while remaining a cost-effective solution.

Con: poles and overhead wires would still be required. Any overhead relocations would not be covered by 1% funds.

In our exploration of the feasibility to underground this alley we evaluated alternative solutions that may not be viable options due to budget or accessibility constraints. We looked into the possibility of closing the alley to vehicular traffic to alley for transformers to be placed within the alley, but this would also remove fire access.

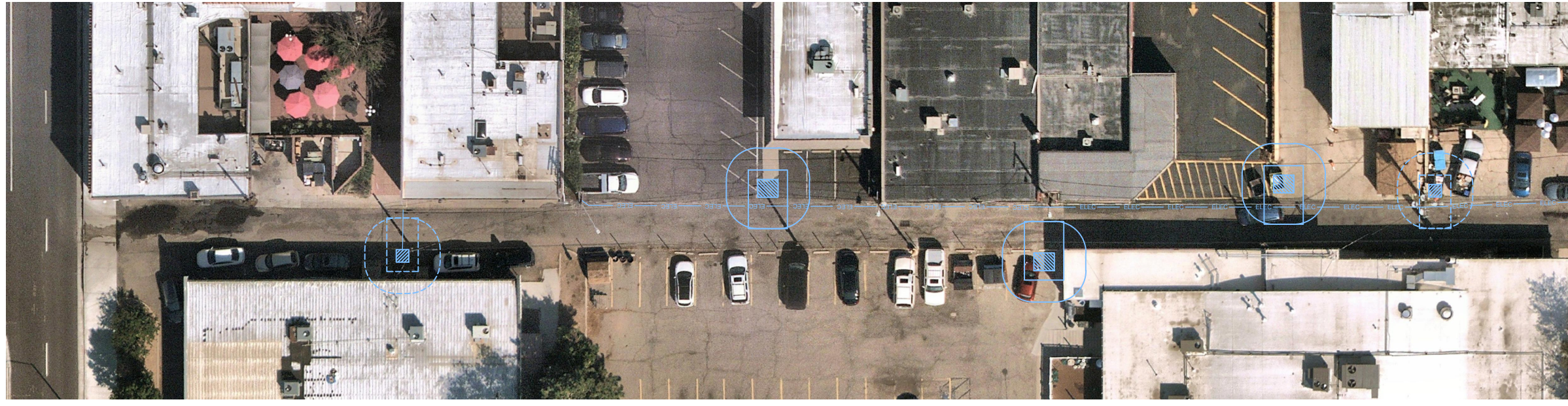
Cost Analysis: In evaluating all scenarios, cost exposure to the client was tracked for both private cost and potential use of Xcel Energy 1% funds. These funds can be used for City projects where overhead electrical lines are placed underground. The fund cannot cover the services laterals to each building or the telecommunications lines that are attached to the Xcel poles. For both Options 1 & 2, the total cost of the project is around \$500,000 for the Xcel scope, \$250,000 for the private service laterals, and \$150-\$200,000 for the telecommunications.

Sincerely,

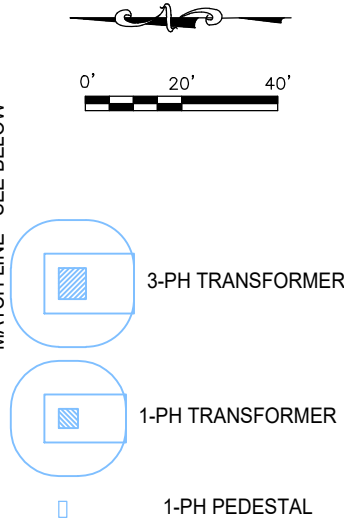
A handwritten signature in black ink, appearing to read "Justin Knowles". The signature is stylized with a large, sweeping flourish at the end.

Justin Knowles
Engineering Underground
8464 Braun Loop
Arvada, CO 80005

MATCH LINE - SEE ABOVE



MATCH LINE - SEE BELOW



NO.	REVISION	DATE	BY
1			
2			
3			
4			
5			

Public Works Department
Engineering Division
 8101 Ralston Road
 Arvada, Colorado 80002
 Phone 720-898-7640

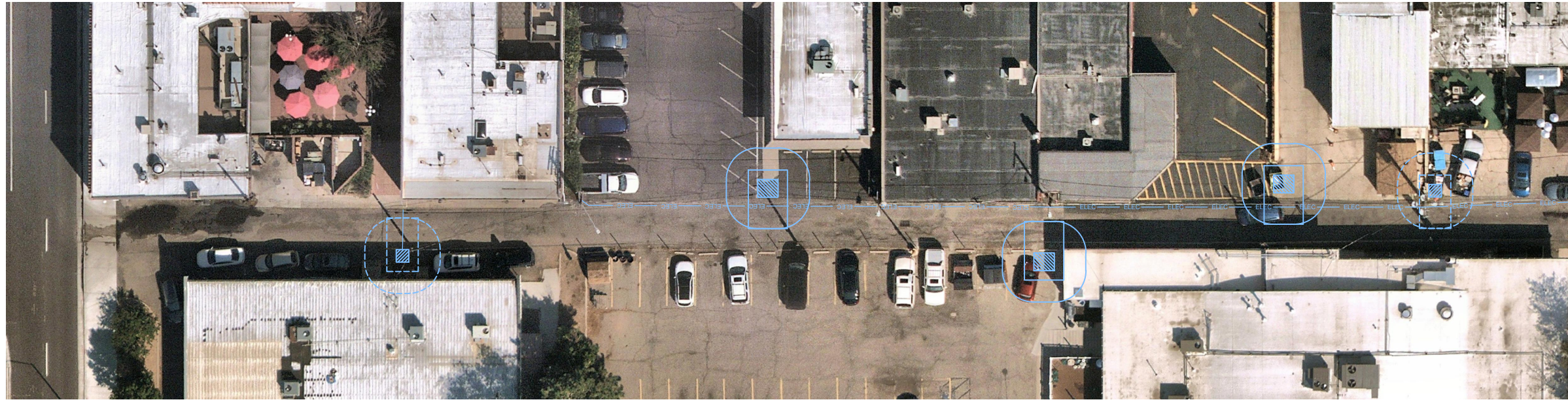


PROJECT NO. 21-WO-01
AURA UNDERGROUNDING OF OVERHEAD UTILITIES
 ALLEY BETWEEN OLDE WADSWORTH BLVD.
 & YUKON ST.
 FROM RALSTON RD. TO GRANDVIEW AVE.

ENGINEER
 CHECKED BY
 DESIGN BY

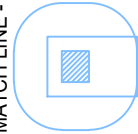


OPTION 1

MATCH LINE - SEE ABOVE




MATCH LINE - SEE BELOW

LEGEND

-  3-PH TRANSFORMER
-  1-PH TRANSFORMER
-  1-PH PEDESTAL

0' 20' 40'



PROJECT NO. 21-WO-01
AURA UNDERGROUNDING OF OVERHEAD UTILITIES
 ALLEY BETWEEN OLDE WADSWORTH BLVD.
 & YUKON ST.
 FROM RALSTON RD. TO GRANDVIEW AVE.

CITY OF ARVADA

Public Works Department
 Engineering Division
 8101 Ralston Road
 Arvada, Colorado 80002
 Phone 720-898-7640

NO.	REVISION	DATE	BY
1			
2			
3			
4			
5			

ENGINEER
 CHECKED BY
 DESIGN BY

OPTION 2

AURA Flash Report
Balances as of November 30, 2021

FOR DISCUSSION PURPOSES ONLY
UNOFFICIAL & UNAUDITED

CASH & INVESTMENTS

		<u>Account Balance</u>	<u>Hold</u>	<u>Net to AURA</u>
<u>Wells Fargo Bank</u>				
	General - Checking (0193)	1,523,514	-	1,523,514
	Ralston Fields - Checking (4061)	4,415,788	(1,750,000)	2,665,788
	Ralston Fields Investments (9353)	358,253	-	358,253
	Olde Town Station - Checking (0895)	1,307,435	-	1,307,435
	Village Commons - Checking (0887)	1,122,675	-	1,122,675
 <u>First Bank of Arvada</u>			 <u>% change from</u>	
	1.50% CD Maturity 10/11/2022 (4548)	337,255	1.12%	337,255
 <u>CSIP</u>				
	Ralston Fields Fund (9003)	1,055,967	0.0035%	1,055,967
NET CASH AVAILABLE TO AURA				8,370,888

REAL ESTATE OWNED

<u>Date Acq.</u>	<u>Name</u>	<u>Address</u>	<u>Purchase Price</u>	<u>Debt/Discount</u>	<u>Net Value</u>
2016	Arvada Square	9465 Ralston Road	4,963,065	4,963,064	1
2020	Gas Station	9205 W 58th Ave	3,000,000	2,999,990	10
2020	City Stores	5790 Garrison St	10	0	10
2021	IRG Outparcel	9250 W 58th Ave	1,000,000	0	1,000,000
NET VALUE OF REAL ESTATE OWNED					1,000,021

LONG TERM PAYABLES

<u>Loan</u>	<u>Loan Start Date / Term Date</u>	<u>Original Loan Balance</u>	<u>Payments</u>	<u>Current Loan Balance</u>
Arvada Square	June 1, 2016 / June 1, 2028	5,000,000	1,178,323	3,821,677
Brooklyn's	January 1, 2016 / January 1, 2030	2,745,000	1,171,472	1,573,528
City of Arvada (Ralston Rd Streetscape)	2020	3,500,000	1,750,000	1,750,000
Tabernacle - Underground Utilities	2021	350,000	0	350,000
Wheat Ridge	2006/2024	1,800,000	1,400,000	400,000
NET LONG TERM PAYABLES				\$7,895,205

GROSS INCOME & EXPENSES BY FUND As of November 30, 2021

	<u>2021 BUDGET</u>		<u>Actual Revenues YTD</u>	<u>Actual Expenses YTD</u>
	<u>Revenue</u>	<u>Expenses</u>		
Ralston Fields	4,393,000	3,056,000	6,628,709	2,276,814
Olde Town Station	1,180,000	1,430,000	1,159,399	1,223,535
Jefferson Center	12,106,000	12,106,000	2,535,092	2,154,407
Northwest Arvada	11,000,000	11,000,000	14,698,678	14,558,934
Village Commons	606,000	253,346	649,768	248,916
TOTALS	29,285,000	27,845,346	\$25,671,646	\$20,462,606

GENERAL FUND EXPENSES As of September 30, 2021

	<u>2021 Budget</u>	<u>Expended YTD</u>
Operating Expenses	585,565	479,228
TOTAL EXPENSES	\$585,565	\$479,228