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**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**

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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, 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.**

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

The Summary of Minutes of the October 6, 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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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.**

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**7. Study Session**

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None

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**8. Old Business**

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- 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.

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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:

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.

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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 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 a lot 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.

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**13. Committee Reports**

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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**

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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.

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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 4:23 p.m.

  
Alan Parker, Chair

ATTEST:

  
Maureen Phair, Executive Director

  
Carrie Briscoe, Recording Secretary

