
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, JANUARY 5, 2022
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 Sue Dolan
Commissioners Tony Cline, Tim Steinhaus

Those Absent: Commissioner Marc Williams 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: Justin Knowles, Canaan Reeverts, Andy Stewart, and three guests.

Commissioner Steinhaus moved to excuse Commissioners Williams and Feret.

The following votes were cast on the Motion:

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

Absent: Williams and Feret

The Motion was Approved.

4. Approval of the Summary of Minutes

The Summary of Minutes of the November 3, 2021 AURA Regular Board Meeting stands approved.

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

Pete Kazura stated that he is an Arvada resident, the owner of the property that contains Flights Wine Café, and an Olde Town Arvada advocate. He participates in leadership roles on the Arvada Festivals Committee, the Olde Town Arvada Design Review Committee, the Arvada Economic Development Association, and is the Vice President of the Olde Town Arvada Business Improvement District Board. He intends to apply for the open seat on AURA's Board of Commissioners and wanted to introduce himself to the Board in person. He realizes he is already committed to many boards and commissions, but is willing to relinquish any of those positions to be considered for the AURA Board.

6. Public Hearing

None

7. New Business

Chair Parker requested permission to reorder the agenda in order to put guest speakers contributing to the agenda first as follows:

Agenda Item 7 as New Business

Agenda Item 8 remaining as Old Business

Agenda Item 9 as Study Session

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Commissioner Dolan motioned to reorder agenda as stated above.

The following votes were cast on the Motion:

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

Absent: Williams and Feret

The Motion was Approved.

A. Floodplain Discussion – Andy Stewart – City of Arvada

Mr. Stewart informed AURA of Mile High Flood District's (MHFD) preliminary floodplain findings related to properties along the Van Bibber Creek in the Ralston Fields Urban Renewal Area. The City will be working with MHFD as they flesh out their findings and develop remedies to mitigate flooding according to the preliminary findings.

8. Old Business

A. Alley Undergrounding Utilities Options – Justin Knowles and Canaan Reeverts – Kimley Horn

Mr. Knowles and Mr. Reeverts presented two options to underground overhead utilities within the alley located between Yukon Street and Olde Wadsworth Blvd.

The AURA Board had a variety of questions related to the benefits of transformers on the ground versus on the existing poles since the ground-based transformers will require additional right-of-way dedication and be a physical presence at ground level. The AURA Board directed AURA Staff to work with the consultant to develop visuals and cost estimates to assist in discussing the project with the various building owners along the alley.

9. Study Session

A. 10-year Forecast

Maureen Phair presented AURA's 10-year forecast that takes into account AURA's projected revenues and expenses across each of its urban renewal areas.

10. Development Update

Maureen Phair provided the following development updates:

Trammell Crow –

Apartments – They received their foundation permit, under construction. Waiting on their building permits.

Retail – They received a conditional FDP, resubmitting next week. They need a site disturbance permit – hopefully later this month. They already have their building permits.

Berkeley Townhomes – under construction

Ralston Gardens – The presubmittal meeting with the City was held yesterday. Developer needs a major modification to eliminate the balconies which requires a third neighborhood meeting and public hearings before Planning Commission and City Council.

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Kmart – The asbestos abatement will begin soon. Demolition will follow in late January/early February.

Flour Mill – AURA will hire a consultant to help create a plan to improve the museum experience.

Calendar Buildings – The property owner is looking to come the February Board meeting.

Loftus – They are negotiating the GMP (guaranteed maximum price) with Farrington. Loftus is on track with a bank for the construction loan. Looking to close and break ground in April.

AURA received the draft Escrow Agreement today from Loftus' attorney and will be reviewing it. AURA's funds will be going into this escrow account. The agreement will be presented to the Board for approval in the next month or two.

Ralston Commons Townhome Site – Despite several back and forth discussions regarding guarantees within the contract, a purchase and sale agreement is forthcoming.

11. Public Comment – Five Minute Limit

None

12. Comments from Commissioners

Vice Chair Bunyard – He recently met with George Thorn with Mile High Developments who complimented AURA's support for their project.

Treasurer Dolan – She will have to attend next month's meeting via Zoom because she'll be out of town.

Commissioner Steinhaus – Complimented AURA staff on the 10-year forecast work.

Chair Parker – Expressed his gratitude in light of the Marshall Fire tragedy.

13. Committee Reports

Maureen Phair proposed a new committee to participate in the Flour Mill project. Tim Steinhaus and Eli Feret both expressed interest. Tim Steinhaus was selected to participate as the AURA Board representative.

14. Staff Reports

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

Carrie Briscoe apprised the Board of the upcoming 2021 financial audit.

AURA Legal Counsel, Corey Hoffman, reported that a decision will be made soon regarding the Aurora Urban Renewal Authority case.

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15. Executive Session

- A. Corey Hoffmann, Legal Counsel, stated the need for an Executive Session for Legal Advice, Pursuant to CRS 24-6-402(4)(b) related to the Shops at Ralston Creek PIF and Instructing Negotiators, Pursuant to CRS 24-6-402(4)(e) related to a Property Acquisition in Olde Town Station Area.

Treasurer Dolan moved to go into Executive Session for the reasons stated by Legal Counsel.

The following votes were cast on the Motion:

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

Absent: Williams and Feret

The Motion was Approved.

The AURA Board convened into the Executive Session at approximately 4:47 p.m. and reconvened into the Regular Meeting at approximately 5:20 pm

16. Adjournment

Chair Parker adjourned the meeting at approximately 5:21 p.m.

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary


Alan Parker, Chair