
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, MARCH 2, 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, Eli Feret, Tim Steinhaus, and Marc Williams

Those Absent: Tony Cline

AURA staff present: Maureen Phair, Executive Director:
Carrie Briscoe, Project Manager
Amber Boutwell, Communications Coordinator
Corey Hoffmann, Legal Counsel

Also present: One guest.

Commissioner Williams moved to excuse Tony Cline.

The following votes were cast on the Motion:

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

Absent: Cline

The Motion was Approved.

4. Approval of the Summary of Minutes

The Summary of Minutes of the Feb 2, 2022 AURA Regular Board Meeting stands approved.

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

None

6. Public Hearing

None

7. Study Session

None

8. Old Business

A. AR-22-05: A Resolution Of The Board Of Commissioners Of The Arvada Urban Renewal Authority Approving The First Amendment To The Amended And Restated Ralston Creek North Disposition And Development Agreement Between The Authority And Ralston Creek North, LLC

Commissioner Williams moved to approve AR-22-05, A Resolution Of The Board Of Commissioners Of The Arvada Urban Renewal Authority Approving The First Amendment To The Amended And Restated Ralston Creek North Disposition And

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Development Agreement Between The Authority And Ralston Creek North, LLC

The following votes were cast on the Motion:

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

Absent: Cline

The Motion was Approved.

- B. AR-22-06: A Resolution Of The Board Of Commissioners Of The Arvada Urban Renewal Authority Approving The Second Amendment To The Amended And Restated Ralston Creek North Disposition And Development Agreement Between The Authority And Ralston Creek North, LLC

Commissioner Bunyard moved to approve AR-22-06, A Resolution Of The Board Of Commissioners Of The Arvada Urban Renewal Authority Approving The Second Amendment To The Amended And Restated Ralston Creek North Disposition And Development Agreement Between The Authority And Ralston Creek North, LLC

The following votes were cast on the Motion:

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

Absent: Cline

The Motion was Approved.

9. New Business

- A. AR-22-04: A Resolution Of The Board Of Commissioners of The Arvada Urban Renewal Authority Establishing a Designated Public Place for the Posting of Meeting Notices

Commissioner Dolan moved to approve AR-22-04, A Resolution Of The Board Of Commissioners of The Arvada Urban Renewal Authority Establishing a Designated Public Place for the Posting of Meeting Notices

The following votes were cast on the Motion:

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

Absent: Cline

The Motion was Approved.

10. Development Update

Ms. Phair provided the following project updates:

Trammell Crow – The contractor has erected a crane on site, and the parking lot surface has been removed on the south side.

Cottages - Developer has been apprised of storm water facility needs and will continue to work with the City of Arvada and the Mile High Flood District regarding their development plan.

Berkeley Homes - The developer will continue to work with CDPHE to resolve environmental issues.

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Kmart - The abatement will be completed in March with demolition to commence thereafter. The Good Times will be closing the end of March however they may not take the building down until construction begins in July/August. The developer also continues to work with McDonalds to solve access and parking issues.

Olde Town Alleys:

The Grandview Alley - We reached out to The Rising Church regarding the possibility of consolidating trash dumpsters within the alley. It was determined that the church was not interested in participating at this time. The BID will continue to work with businesses to facilitate the consolidation of dumpsters.

The Yukon Alley - We have contracted with Kimley-Horn to create renderings showing the removal of overhead utilities as well as the addition of ground-based transformers and lighting.

The Paseo - The site plan will be submitted to the City later this month. The bid documents will be ready by mid-September.

The Flour Mill - An update was provided outlining the various meetings with consultants and museum professionals. There was an emphasis from the consultants that ongoing operations of the flour mill, beyond the proposed capital improvements, will need to be a priority in the planning process. Staff had not considered the operational component of this effort and asked the board if it was still interested in pursuing this project since it would increase the overall scope of the project. There was discussion of this additional scope and it was determined that staff proceed to work with the Arvada Historical Society Committee to determine next steps.

Ralston Gardens - The developer will submit the site plan to the City this month along with the rezone and major modification.

Ralston Commons - There is still discussion regarding the Garrison Street traffic study. However, the building permit should be approved in the next eight weeks.

11. Public Comment – Five Minute Limit

None

12. Comments from Commissioners

There was a technical error with the meeting recording so comments were not able to be captured.

13. Committee Reports

There was a technical error with the meeting recording so comments were not able to be captured.

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14. Staff Reports

Ms Phair reported on the following:

Amber Boutwell was hired as AURA's first Communications Coordinator.

Peter Kazura will be joining the Board of Commissioners and will be in attendance at May's meeting.

Tony Cline's last meeting will be next month.

Acknowledgment was given to all members efforts for their participation and meeting attendance in 2021. Alan Parker, Marc Williams, and Tony Cline were recognized for their commitment and zero absences with a personal gift.

Flash report – provided in packet

We are finalizing the design concept for AURA'S new office – SAR is planning to submit to the City at the beginning of April. We are expecting a late summer or early fall move in.

State of the City event for April 15th was mentioned. Interest for attendance at the event was raised for discussion.

Ms Phair's review will be June 1st.

15. Executive Session

None

16. Adjournment

Chair Parker adjourned the meeting at approximately 5:24 p.m.

ATTEST:


Maureen Phair, Executive Director


Carrie Briscoe, Recording Secretary


Alan Parker, Chair

