

Arvada Urban Renewal Authority (AURA) Board Meeting, September 30, 2015

Notes taken by Nancy Young

Headline: Construction fences going up at Solana & Hilton Hotel - both scheduled for October 12

5:30 pm. Commissioners present were Fred Jacobsen, Tony Cline, Alan Parker, and Michelle Delaria. Commissioner Marc Williams arrived about 16 minutes after the meeting began. Commissioner Page Bolin was assumed to be caught in traffic. Commissioner Moni Piz-Wilson was excused by motion and vote due to illness of her mother. AURA Staff: Maureen Phair - Executive Director, Clark Walker - Redevelopment Manager, Mike Polk - AURA Attorney (Deputy Arvada City Attorney), Lisa Yagi (Arvada City Finance Department), and Peggy Salazar. Three citizens were present.

The new AURA Administrative Specialist Kerry Briscoe (replacing Pat Connelly, who retired) was introduced. She has a BS in Business Management and extensive experience in accounting, especially in the construction industry. She lives in Arvada, near Commissioner Delaria.

New business:

Proposed 2016 AURA budget

Commissioner Alan Parker discussed this proposed budget. The preliminary AURA budget needs to be submitted to the Council for review for their budgeting purposes. The public did not have access to any of the numbers.

- The Relocation Benefit item, totaling \$80,000 refers to an AURA policy regarding renters of property to be developed. If a renter is in good standing, AURA will rebate 2 months rent (of the 6 months rent due after notice to vacate) as a gesture of goodwill to help with relocation.
- Professional services is expected to increase by \$150,000. It was determined that outside legal services are needed to address the crunch of two major contracts being negotiated simultaneously.
- Carolynne White of Brownstein, Hyatt, Farber & Shreck has been hired to work on the Loftus Agreement. Since she is already the attorney for Trammell Crow, AURA cannot use her services for that project.
- The Trammell Crow agreement will be reviewed by Corey Hoffman, an expert in urban renewal law, of the firm Hoffman, Parker, White & Carberry. In both cases, Mike Polk, AURA attorney (Arvada Deputy City Attorney) will draft the agreements and the hired law firms will address the “redlines” - changes to the drafted agreement resulting from negotiations between the developers’ attorneys and AURA.

Development updates:

- Arvada Plaza: Excel has disconnected the utilities and the last of the remediation work is being completed. The Colorado Department of Public Health and Environment will inspect the site tomorrow. Once final approval is received, demolition will begin and will probably take several weeks. No date was stated for Walmart to break ground, which will happen after demolition is

completed. [NOTE: It appears that IRG might not meet the October 15 contractual deadline to provide a “clean” site to Walmart, as discussed at the last AURA Board meeting.]

- Negotiations with the “corners” at the Arvada Plaza (i.e., properties not owned by IRG/Walmart - US Bank, KFC, & Valero), are proceeding with regard to the standardized streetscape.
- Arvada Triangle: Loftus is still working with 24-hour Fitness and still appears to be “close” to an agreement. They submitted their preliminary development plan (PDP) to the city and received initial comments on September 18. Loftus does not yet have an agreement with AURA. They expect to break ground in May.
- Park Place Olde Town (PPOT) is putting up the “color tiles” on the east face of the building. Ms. Phair expressed excitement about “how beautiful the building looks”. Temporary certificates of occupancy are expected to be issued in October, with occupancy not long afterwards, probably November.
- Solana (W. 56th Ave. east of the Wadsworth ByPass, developer Jason Smith) has received all necessary approvals and expects to “mobilize” on October 12 (i.e., put up the construction fence and commence work).
- Hilton Hotel (at the former Vineyard Church/Brooklyns site on Olde Wadsworth): The City Council approved the PDP (preliminary development plan) and height exception at the September 21 Council meeting. The structure will be 5 stories tall. They too intend to mobilize on October 12 (i.e. put up construction fences). A groundbreaking ceremony is being planned, possibly on October 29.
- Trammel Crow (west of the Wadsworth ByPass to Vance; from the railroad tracks on Grandview to W. 56th on the south): This Transit-Oriented Development (TOD) project will be the topic of this evening’s “executive session” when the AURA Board discusses the “term sheet”, or the points regarding potential subsidies and other matters to be included in the final contract (DDA - Development and Disposition Agreement).

Commissioner Comments:

- Commissioner Parker asked what all the work in Olde Town is all about. Ms. Phair responded that the City is replacing curbs & gutters due to damage from all the construction trucks.
- Commissioner Delaria suggested that Olde Town could use a good “power wash”. She also noted that restaurants need to stop throwing dirty mop water or greasy cleaning water into the storm drains. This practice creates a smelly mess. Olde Town is “tight” - the dumping areas are not far from where people are. She also requested more information about a grand opening for a new business in mid-October.
- Ms Phair suggested that such a clean-up would be the responsibility of the Olde Town BID (Business Improvement District). The BID has a new executive director - Katherine Correll, who will give 3/4ths of her time to her current employer, Downtown Colorado Inc. (the association of urban renewal authorities), and 1/4th of her time to the Olde Town BID. Ms. Correll would be the person to contact about cleaning up Olde Town.
- Commissioner Williams, regarding the mid-October grand opening, responded that the event is for Alio 6D, a precision robotics manufacturing firm that has relocated to Arvada from Wheat Ridge. At the groundbreaking ceremony, the owner’s wife, who is from Peru, served tequila at 10am and had a bottle of champagne ready, like the christening of a ship. Commissioner Williams has invited the Governor of Colorado to attend the grand opening on October 15 but does not know if Mr. Hickenlooper will attend.

- Commissioner Jacobsen noted activity downstairs (the former Braun Taphaus). Ms. Phair stated that the building has a new management company. The locks have been changed, as has entry to the restrooms. She speculated that perhaps the new company was “neatening up” the place. She spoke with the AEDA Deputy Director, who was not aware of any new business expected to occupy that space.

Staff Report:

Presented by Ms. Phair

- AURA has now invested in Vectra Bank. [Note - at the last AURA Board meeting, there were questions regarding Ms. Phair’s authority to transfer funds without knowledge or approval of the Finance Committee and/or the AURA Board].
- AURA Chair Fred Jacobsen reminded the Board of changes to the upcoming schedule due to the ULI Conference (Urban Land Institute) and two pending agreements (Loftus for the Arvada Triangle and Trammell Crow for the TOD Project in Olde Town).
- Regular meeting 7 October is cancelled since many board members will be attending the Urban Land Institute (ULI) conference from next Sunday through Thursday.
- Special meeting to be held 21 October to consider the Loftus draft DDA and progress on the term sheet for Trammel Crow.
- Regular meeting 4 November to consider the final DDA for Loftus in the Triangle and the draft DDA for Trammel Crow.
- At the 4 November meeting, the Board will address whether they will need an additional special meeting on 18 November to address a final DDA for Trammel Crow.

At 6:00 pm, the Board voted to enter Executive Session on a motion from Commissioner Williams regarding the Trammel Crow TOD Project. The public session therefore ended.