

Arvada Urban Renewal Authority (AURA) Board Meeting, October 21, 2015

Notes taken by Nancy Young

Will the Ralston Road Café be acquired by AURA?

What "betterments" are needed by the Hilton Hotel - more money?

(see "Executive Session" at bottom for these two items)

Adaptive reuse of historic buildings endorsed by Urban Land Institute (ULI) - they're better built!

New marketing campaign by AURA - Annual Report to be resurrected?

5:40 pm. Commissioners present were Fred Jacobsen, Tony Cline, Alan Parker, Michelle Delaria, Marc Williams, Page Bolin, and Moni Piz-Wilson. AURA Staff: Maureen Phair - Executive Director, Clark Walker - Redevelopment Manager, Mike Polk - AURA Attorney (Deputy Arvada City Attorney), Carrie Briscoe - AURA Coordinator, and Peggy Salazar - Administrative Specialist. Two citizens were present.

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Public Hearing - two items: approval of the 2016 AURA budget and appropriation of the funds.

There were no public comments.

Commissioner Williams motioned to approve the 2016 budget; motion passed 7-0. Commissioner Williams motioned to appropriate funds for the 2016 budget; motion passed 7-0.

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Implementation Agreement with the City of Arvada

- Mike Polk - AURA Attorney (Deputy Arvada City Attorney), noted that there are many agreements (aka, IGAs - intergovernmental agreements) between and among the City of Arvada, RTD (Regional Transportation District), and AURA. He exhibited a 3 inch binder of Vol. 1 of these agreements.
- Mr. Polk then stated that the purpose of the Implementation Agreement is to give authority to the Executive Director of AURA to implement the terms of this myriad of agreements.
- He further stated, as an example, that the current Park 'N Ride bus center, owned by RTD, will be transferred to the City of Arvada, who will then transfer the property to AURA. This property will then become part of the TOD (transit-oriented development) project proposed by Trammell Crow, Bill Mosher as principal.
- The Implementation Agreement simplifies the negotiations for such transfers by giving authority to negotiate to the AURA Executive Director to implement existing agreements. He noted that, therefore, the AURA Executive Director can negotiate an agreement on the Park 'N Ride property within the terms of the current agreements. |

- He anticipates that the Park ‘N Ride negotiations will be a financial “wash”, i.e., there will be a “reasonable exchange of value”, apparently not involving cash. From comments at the meeting, it appeared that AURA will end up as owner of this property that could then be delivered to a developer, like Trammel Crow. There was no mention of the market value of this property.

Commissioner Delaria motioned that the agreement be approved. Motion passed on a 7-0 vote.

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Development update:

- Arvada Plaza: Demolition has begun, with the former Ralston Ace Hardware building and the “center” building now demolished. Once the site is “clean”, IRG will turn it over to Walmart for the final construction, typically about a year. [Note: IRG’s agreement with Walmart required that a clean site be delivered on October 15. No mention was made of this missed delivery date]. However, due to labor shortages and a resulting 85% increase in construction costs, delays in the Metro Denver area have resulted in 18-24 months to complete construction, compared to the typical 12 months. It appears that “millenials” are not entering the construction trades, while those who left construction for the oil & gas industry are not returning.
- Arvada Triangle: Loftus finally has reached a letter of intent with 24-Hour Fitness. Loftus hopes to break ground in May.
- Park Place Olde Town (PPOT) plans to open Phase I on November 1. They are having problems finding workers, especially for electrical and finishing work, due to labor shortages.
- Solana (W. 56th Ave. east of the Wadsworth ByPass, developer Jason Smith) has completed the remediation of polluted areas and has begun taking down trees. The area has been fenced.
- Hilton Hotel (at the former Vineyard Church/Brooklyns site on Olde Wadsworth): expects to put up the construction fence on Friday. For the time being, the parking lot will not be fenced off, which will happen “at the very last - when essential”. The developer plans to break ground in mid-November. For now, the Vineyard Church is meeting at the K-8 school (Ralston Road & Balsam). Their new quarters, in the former Jehn Building, will not be ready until early in 2016.
- Trammel Crow: (west of the Wadsworth ByPass to Vance; from the railroad tracks on Grandview to W. 56th on the south): Nothing new to report.

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Commissioner Comments:

- Commissioner Williams reported that the City Council approved the 2016 AURA budget. He also noted that the Council approved improvements to Ralston Road, especially widening sidewalks, where appropriate. Where possible, the sidewalks will be detached from the roadway.
- He met with Trammell Crow, who expects the parking garage to be completed about October 2016 (vs. the original deadline of July 2016).
- Commissioner Bolin commented that the ULI (Urban Land Institute) conference was enlightening. There were comments from other AURA commissioners who attended, summarized in the following comments:

- The biggest “take-away” was the adaptive reuse of existing buildings. Commissioner Delaria noted that the “old stock” was built to last, and can be adapted to new uses. In contrast, one-story, big-box stores have a limited lifetime and appear to have limited re-use potential.
- Urban corridors were also emphasized. Federal Boulevard, from Regis to W. 36th, is a prime example. A former nunnery has been converted to mainly residential with urban farming as an adjunct in that area.
- The session on workforce housing was of particular note. Also, a tour of a community garden in an apartment complex illustrated how the garden could be the focus of retail, as well as housing.

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Staff Report: Presented by Ms. Phair

Ms. Phair suggested resurrecting the AURA Annual Report, which was produced from 2000-2009. Carrie Briscoe, AURA Coordinator, presented an overview. She stated that an Annual Report could be used to highlight accomplishments, summarize financial results, and be used as a marketing tool. She presented the Brighton Urban Renewal annual report as an example that could be followed. The discussion included the following points:

- Given the long lead time for development, such a report should be issued every 5 years.
- It could be used as a photo journal of “before and after” AURA redevelops the area.
- Former urban renewal areas should be archived on the internet.
- Such a report should be fact-based and allow readers to draw their own conclusions.
- Distribution could be as an insert to the Arvada Report or to the Chamber of Commerce annual publication, both delivered to all households in Arvada.

Carolynne White, legal consultant to AURA, will present an update on recent changes to Colorado urban renewal law at the next Board meeting (November 4). Her proposal will need to be approved by City Council, scheduled for November 16.

Upcoming meetings will address the draft and final development agreements with Loftus (draft on Nov. 4, final on Nov. 18) and Trammell Crow (draft on Nov. 18, final on Dec. 2).

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Executive Session

Ms. Phair stated that an executive session was necessary to discuss the purchase of the Ralston Road Café, betterments to the Hilton Hotel, and [unintelligible]. No further information was provided at the public portion of the meeting.

At about 6:35 pm, the Board voted to enter Executive Session on a motion by . The public session therefore ended.