1. **Call to Order**

The meeting began at 8:04 am.

Kate Barton welcomed everyone to the meeting.

1. **Auraria Land Acknowledgment**

Bria Combs read the Auraria Land Acknowledgement.

1. **Approval of minutes from the October 25, 2023, meeting.**

**(Attachment: Proposed minutes of the October 25, 2023, retreat of the Auraria Board of Directors)**

**Recommended Motion: Auraria Board of Directors approve the minutes of the October 25, 2023, meetings, as presented.**

Jerry Glick motioned to approve the minutes. Dr. Marks seconded. The motion passed unanimously.

1. **Master Plan Update**

Kate introduced Carl Meese to present the Master Plan update.

Carl explained that we are now moving to the project's final phase. The design outlines have been shared with our partners to discuss the preferred framework plan. During the first three months of 2024, Sasaki will continue revising the plan to adopt it in March 2024.

Sasaki and AHEC have held many engagement events to receive feedback and have been successful. For example, a similar project has been constructed at Montana State University; The American Indian Hall has helped tell the story of displacement and provide student resources and support spaces. It also has new and different food options, enhanced branding, wayfinding, signage, and ADA compliance, which the Auraria Campus aspires to provide.

The feedback that Sasaki and AHEC will prioritize includes the following: develop affordable housing, balance open-space enhancements with high-density developments, attempt to create an academic core on campus, connect with downtown Denver and highlight Auraria’s history.

There has been more engagement with this plan as compared to other master plans. There have been two open houses, six focus groups, five tabling events, and a survey. The plan is to continue having more focused groups with Displaced Aurarians as well as two additional open houses.

Carl also gave an update on the Intergrated Planning Group process and how they are refining it to make it more efficient and effective. They will start the IPG process with the Master Plan Steering Committee next month. There was positive feedback regarding mixed-use housing. The goal is to adopt the process in March 2024.

The board showed gratitude towards Carl for the work he has done.

1. **Ballfield at Auraria Update**

Discussion occurred regarding the IPG process: the team reviewed the Ballfield Project and its meetings and how it would have worked if they had used the more streamlined process. Using this process would have saved four months of meetings on this project.

AHEC received approval at the October 25 meeting for the residential ground lease, understanding that there are 4 to 5 additional legal documents to navigate. On November 10, Columbia Ventures sent out a list of outstanding legal documents, including the Project Pursuit Agreement (PPA), the Commercial Ground Lease, the Small Plan Community documents, and Purchase and Sale agreements (PSA). They have not seen the development management agreement, but the legal team is working on it.

Columbia Ventures is concerned about the risk they are bearing without a signed contract. They want everyone to share the cost of the initial work and the $350K per party. The $350K payment is a downpayment of the PSA. The goal is to sign the Project Pursuit Agreement and authorize the dollars going in on December 15. The goal is to have the documents ready by mid-January to return to each institutional board and seek approval.

The schematic design is finished; we are entering the design development phase. Columbia Ventures is going to own the retail space of the building. However, we want to ensure that the campus has a say in how the retail will look. We want to ensure we have approval rights over the Commercial Ground Lease, the architecture, and the drawing requests. Jerry Glick added that there needs to be a meeting of the minds to see how the process will progress. The ask today is to authorize AHEC's CEO, Colleen Walker, to execute the PPA and authorize the dollars. Jerry Glick added that the timing of the funds needed from each institution is an essential part of progressing to the next phase of the Ballfield Project.

Lesley Smith asked for clarification on the approval from each board and how they will communicate through their legal teams. A resolution has been given to the board to authorize AHEC’s CEO to execute the PPA and authorize the financial investment once all the details are finalized. Jerry Glick commented that it is anticipated that if something goes sideways, all the institutions will be involved in the work product. Skip clarified that it would be joint ownership. Dr. Marks expressed concern about authorizing Colleen Walker before setting out all the terms. Skip explains that they want to tighten some agreement details before signing, and today’s request is $350K initial investment.

Kate Barton asked for a motion to approve the resolution as presented. Dr. Davidson moved; Dr. Marks seconded. The resolution passed unanimously.

1. **Campus Activation Update**

Lulu Lantzy was introduced for the campus activation update.

Colleen Walker thanked the facilities, custodial department, and the ACPD for all their help in successfully hosting multiple events.

The ELC will be relocated to the building planned in the Ballfield at Auraria project. The building is reaching the end of its useful life, and the new space will be able to accommodate 30% more young students.

Lulu Lantzy shared several of the events that have happened since July 2023. There have been many events like Latin Fashion Week, the Oaxacan Philharmonic, and Papagayo. There was also the opening of the "I am Auraria Exhibit." Many food events were also hosted on campus. The "Connecting Auraria" event also occurred, celebrating the new Larimer Street bridge connecting campus to downtown. Two multi-cultural murals were completed on campus, an Asian-American mural and the Bicentennial mural "Unidos" dedicated to the 200th anniversary of diplomatic relations between Mexico and the U.S. and 130 years of relations between the city of Denver and Mexico. CU Denver was thanked for their assistance in kicking off these projects. We are in the process of creating a mural for the Displaced Aurarians. The TNT Event also brought a broad community to campus, and students thoroughly enjoyed this event.

1. **Executive Session**

The Auraria Board of Directors entered into Executive Session for the purpose of receiving specialized details of security arrangements at 8:55 AM.

The Executive Session ended at 9:24 AM.

Kate welcomed the public back into the meeting, and the recording was resumed.

1. **Public Comment**
2. **Adjourn**

The meeting adjourned at 9:36 AM