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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, APRIL 6, 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.

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2. **Moment of Reflection and Pledge of Allegiance**

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3. **Roll Call of Commissioners:**

Those Present: Chair Alan Parker, Vice Chair Paul Bunyard, Treasurer Sue Dolan  
Commissioners, Tim Steinhaus, and Marc Williams, Tony Cline

Those Absent: Eli Feret

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

Also present: Six guests

Commissioner Williams moved to excuse Eli Feret.

The following votes were cast on the Motion:

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

Absent: Feret

**The Motion was approved.**

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4. **Approval of the Summary of Minutes**

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

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5. **Public Comment**

Phil Shell thanked the board and suggested the Yukon space be either retail or  
restaurants to activate Yukon Street.

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6. **Public Hearing**

None

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7. **Study Session**

Arvada Small Business Survey Findings – Ryan Stachelski  
Directory of Community & Economic Development, City of Arvada

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**8. Old Business**

**A. The Flour Mill:**

Ms. Phair, Ms. Briscoe, and Ms. Miller have met with History Colorado, Golden History Museum, and other consultants to determine how to build a museum and what that would entail for the Flour Mill. The feedback received from other organizations is that operating the Flour Mill as a full time museum and community resource will take an appropriate amount of staffing and commitment. A Flour Mill committee has been established with members from AURA, Visit Arvada, and the Historical society to address the scope of the project.

Ms. Phair introduced City Manager Mark Deven to discuss the City's participation in operating the Flour Mill.

Mr. Deven relayed that the project is a great idea but is subject to timing based on the City's other priorities. Arvada is dealing with a homelessness problem, particularly in Olde Town. Tackling resources for the homeless population and moving them out of Olde town needs to be the City's first order of business. Ms. Phair requested the permission from both AURA and Mr. Deven to carry out an RFP for the Flour Mill project, to which he agreed.

**B. Tabernacle Church:**

Ms. Phair introduced Richard Sapkin of Edgemark Development LLC to address the For Sale signage on the Tabernacle Church and their proposed extension agreement with AURA, which will expire this May 2022. Mr. Sapkin thanked the board for his previous extension and will be presenting another extension and assignment at the next board meeting. Mr. Sapkin introduced Casey Alder as the current buyer who will be presenting their concept for a food hall to activate the space by 2024.

Mr. Adler introduced himself to the board and discussed his intentions as the operator, his tenure in the Arvada community, and his agenda for the next board meeting presentation.

**C. AURA's New Office Remodel:**

Stephanie Joerger with SAR presented design renderings of AURA's new office space. The board agreed to review the site plan and further discuss providing a way to provide good access for the public in the back entry way. Shared tenant space with the AEDA was discussed as an option to split the building space up.

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D. Olde Town Alley

Ms. Phair presented graphics of the Olde Town Alley showing the removal of overhead utilities, as well as the addition of ground-based transformers and lighting that could transform the alleyway. The expected cost for the project, as well as the scope of the original assignment was discussed. Commissioner Steinhaus requested a motion from Chairman Parker to approve the Executive Director of AURA to move ahead with the project.

The following votes were cast on the Motion:

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

Absent: Feret

**The Motion was Approved.**

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**9. New Business**

None

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**10. Development Update**

Ms. Phair provided the following project updates:

**Ralston Fields** – In 2022 AURA will have eight projects break ground.

**Trammell Crow** – AURA staff took a job site tour of the Olde Town Residences project. The Apartments should be finished in approximately two years. The retail and restaurant spaces are breaking ground and will turn it over to the tenants for their improvements in October. The hotel will be finished around the same timeframe as the apartments. The rise in cost of supplies has added to the hotel budget and timing of completion.

**The Paseo** - The site name is undergoing review. The naming process will involve the Parks Advisor Committee, City Council and the community gardeners. Paseo will remain in the name however the next steps will be to follow public policy involved in naming public parks. Chairman Parker proposed AURA write a letter to City Council to suggest that we remain with our original name choice of The Garrison Street Paseo.

**Shops at Ralston Creek** – Corvus Coffee has opened.

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**11. Public Comment – Five Minute Limit**

Jeremy Mattson added that he would like to see the bike lanes on 57<sup>th</sup> Ave expanded to improve visibility.

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**12. Comments from Commissioners**

None

**13. Committee Reports**

All board members and staff recognized Commissioner Tony Cline for his fifteen years of service and commitment to the AURA board as this was his last meeting before retiring.

He was presented with a commemorative plaque for projects completed under his leadership.

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**14. Staff Reports**

Amber Boutwell presented on AURA's social media reporting and upcoming communications in the Arvada Report.

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

Flash report – provided in packet

Ms Phair's review will be June 1<sup>st</sup>.

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**15. Executive Session**

None

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**16. Adjournment**

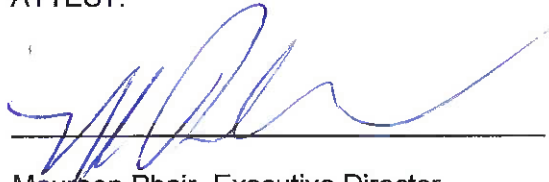
Chair Parker adjourned the meeting at approximately 5:25 p.m.

Paul B. Bunyard

~~Alan Parker, Chair~~

Paul Bunyard

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary

