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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, MAY 4, 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 Paul Bunyard, Vice Chair Alan Parker, Treasurer Sue Dolan  
Commissioners, Tim Steinhaus, and Marc Williams, Eli Feret,

Those Absent: None

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

Also present: Six guests

A. Oath of Office for Commissioner Peter Kazura was conducted by Carrie Briscoe

B. Election of Officers:

Executive Director Maureen Phair conducted the Election of Chair. Commissioner  
Marc Williams moved to nominate Paul Bunyard for the position of Chair.

Commissioners Dolan and Parker seconded the motion.

The following votes were cast on the Motion:

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

Absent: none

**The Motion was Approved.**

C. Oath of Office for Chairman Paul Bunyard was conducted by Carrie Briscoe

D. Chairman Paul Bunyard conducted the Election for Vice Chair.

Commissioner Marc Williams moved to nominate Alan Parker for the position of Vice  
Chair.

Commissioners Steinhaus and Kazura seconded the motion.

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The following votes were cast on the Motion:

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

Absent: none

**The Motion was Approved.**

E. Oath of Office for Vice Chairman Alan Parker was conducted by Carrie Briscoe

F. Chairman Paul Bunyard conducted the Election for Treasurer.

Commissioner Tim Steinhaus moved to nominate Sue Dolan for the position of Treasurer.

Commissioners Williams seconded the motion.

The following votes were cast on the Motion:

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

Absent: none

**The Motion was Approved.**

G. Oath of Office for Treasurer Sue Dolan was conducted by Carrie Briscoe

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

The Summary of Minutes of the April 6th, 2022 AURA Regular Board Meeting stands approved.

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**5. Public Comment**

None.

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**6. Public Hearing**

A. Resolution AR-22-07 A Resolution Amending the AURA Budget for Fiscal Year 2021 was presented by Maureen Phair.

Commissioner Williams moved to approve AR-22-07.

The following votes were cast on the Motion:

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

Absent: None

**The Motion was Approved.**

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**7. Study Session**

None.

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**8. Old Business**

A. Tabernacle Church:

Casey Alder and the interested developers Brandon Young, and Nicole BrantZawadski presented their food hall vision for the project to the AURA Board of Commissioners. They are asking that AURA approve the current agreement and extension. AURA will discuss this further in executive session.

B. AURA's New Office Remodel

Resolution AR-22 -08 – Ratifying the selection of Beaver Construction Consulting Inc as the general contractor for the remodel and renovation of the property at 5603 Yukon St.

Vice Chairman Alan Parker moved to approve AR-22 -08.

The following votes were cast on the Motion:

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

Absent: None

The **Motion was Approved.**

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**9. New Business**

A. 2021 Financial Audit – Steve Sauer with BKD, Lisa Yagi, and the Finance Committee met last week. Steve Sauer presented AURA's 2021 audit findings. There were no adjustments or internal control findings.

B. Calendar Building – Richard Clyne, Property Manager for Blue Spruce Equity presented plans for a remodel of the historic building and motel. He is requesting AURA's financial participation. The AURA Board of Commissioners will discuss further in executive session.

C. Harkin's Movie Theater – Harkins was approached by a multi-family developer to purchase site. In an effort to keep the movie theatre operating Harkins has asked AURA for help in marketing the theatre by adding large, back-lit movie posters to three sides of the building. This would be an effort to attract more attention to the theatre.

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**10. Development Update**

Ms. Phair provided the following project updates:

Caroline at Ralston (Kmart) – Utilities were successfully disconnected. Unfortunately, they did run into needing to abate more asbestos on the building. The block filler on the CMU is above the limits the state will allow to stay in place for demo so they will be remediating the block filler from the exterior CMU block. Lauren Brockman reported that they are getting somewhere with McDonald's although it is not finished.

Residences at Ralston Creek – A change in general contractors will delay the start of construction from mid May to the beginning of June. Construction is estimated to begin by 8/1/22.

Berkeley Town Homes – Construction is estimated to start mid-June.

Koelbel Town Homes – Negotiations with Loftus are finished and signed P&S agreement. They will attend the June Board meeting to show their site plan and elevations for AURA's approval per the DDA.

Paseo – Per the Board's direction, Ms. Phair has sent a letter to the Park's Advisory Board and City Council asking them to consider the name "Garrison St Paseo"

Flour Mill – New member to the Flour Mill Committee, Nathan Richie, Exec Director of the Golden Museum. He lives in Arvada and will be a Subject Matter Expert. The Committee meets May 6<sup>th</sup> to discuss the RFP.

Alley Project – AURA is working with Joe Hengstler of the BID. He has reached out to the property owners and tenants along the two-block alley. We are asking the property owners to donate ROW to Xcel for the transformers as well as consolidating trash dumpsters.

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

None.

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**12. Comments from Commissioners**

Commissioner Williams stated the ULI conference was excellent and suggests that AURA rent scooters for the Ralston Creek tour as they did in San Diego. Peter Kazura thanked the Board for their welcoming comments. Paul Bunyard, Alan Parker, and Sue Dolan were congratulated on their elections.

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**13. Committee Reports**

None.

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**14. Staff Reports**

Amber Boutwell reported on AURA's upcoming communications in the Arvada Report and participation at the City's Open House.

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 S. Bungard*

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Alan Parker, Chair

*Paul Bungard*

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary