**REGULAR MEETING**

1. **Call to Order** –Chair Paul Bunyard called the meeting to order at 3:00 p.m.
2. **Moment of Reflection and Pledge of Allegiance**
3. **Roll Call of Commissioners:**

Those Present: Chair Paul Bunyard, Vice Chair Alan Parker, Treasurer Sue DolanCommissioners, Tim Steinhaus, and Marc Williams, Eli Feret, Peter Kazura

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: Four guests

1. **Approval of the Summary of Minutes**

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

1. **Public Comment**

None.

1. **Public Hearing**

None.

**7. Study Session**

None.

**8. Old Business**

1. AR-22-13: A Resolution Of The Board Of Commissioners Of The Arvada Urban Renewal Authority Approving The Guaranteed Maximum Price (GMP) Agreement With Beaver Construction Consulting Inc. For The Remodeling And Renovation Of The Property Located At 5603 Yukon Street.

Commissioner Steinhaus moved to approve AR-22-13.

The following votes were cast on the Motion:

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

Absent: None

The **Motion was Approved.**

1. AR-22-14: A Resolution Of The Board Of Commissioners Of The Arvada Urban Renewal Authority Approving The Fourth Amendment To The Third Amended And Restated Disposition And Development Agreement

Commissioner Williams moved to approve AR-22-14.

The following votes were cast on the Motion:

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

Absent: None

The **Motion was Approved.**

**9. New Business**

1. Tabernacle Church – Casey Adler and Brandon Young re-presented their proposed use and budget for the Tabernacle church.

* Mr. Adler and Mr. Young are asking AURA to contribute $3.7 million towards the buildings repurpose.

**10. Development Update**

Ms. Phair provided the following project updates:

Loftus – The site recently underwent a $3200.00 cleanup which will be done again in August. Additionally, the construction permit is on hold due to floodplain requirement issues. Earlier this year the City received a violation from FEMA on a project located upstream from the Loftus’ project regarding floodplain rise concerns. The City is required to produce a No-Rise Certification. Due to extra requirements needed to verify and prove that a No-Rise certification is valid, the project is delayed for two months.

Berkeley Town Homes – Construction has started.

Flour Mill – Ms. Briscoe provided the following update. The historical society has decided to occupy the space for tours and informational gatherings that would help determine what it looks like to operationally run the Flour Mill for the public. Next month is the Historical Society’s 50th anniversary which could serve as a soft launch for the Flour Mill to open.

Alley Project – Ms. Briscoe led the Alley Project update stating that the adjacent property owners have agreed to proceeding with Xcel’s design helping the project to move forward. The next step is to wait for Xcel to come up with the design for the transformers that limits the impact to the property owners. Two businesses will have poles remain due to power requirements for three phase power use.

Ralston Commons – A new property line has been established due to Ralston Road road’s widening will require the building to be set back 14’ feet from the sidewalk. This also requires the building to be redesigned to adjust for the allotted sq. footage. Working with staff, we landed on a compromise of moving the building back 6’ feet. The rezone requires a public hearing with the Planning Commission and City Council. This can take up to several months.

Garrison Street Paseo – Moving Ralston Commons back 6’ feet requires changing the Paseo drawings as it ties into the entrance to the apartments. Submittals and approval completions should be realistically completed by October.

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

None.

**12. Comments from Commissioners**

Commissioner Williams mentioned that the City is in the hiring process for the next City Manager.

**13. Committee Reports**

Commissioner Kazura reported that the BID is moving forward with their Olde Town Marketing initiative after happily receiving AURA’s support. The OldeTown Mural is getting completed and the community participates in the painting on Second Saturdays.

**14. Staff Reports**Carrie Briscoe reported on applying for DRCOG’s land use grant application for our Olde Town Station area and Ralston Road corridor. We have proposed a re-look and are completing follow up questions to finish the application requirements.

Amber Boutwell reported on June’s Social Media activity, audience engagement, and account analytics.   
  
Maureen Phair confirmed September 21st as our Scooter tour date. Ms. Phair also announced that Ms. Briscoe has been selected for the City’s Emerging Leaders Program.

Flash report – provided in packet

**15. Executive Session**

Corey Hoffmann, Legal Counsel, stated the need for an Executive Session for Instructions to Negotiators relating to Potential Projects:

A. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Ralston Commons

B. Personnel Matters, Pursuant to CRS 24-6-402(4)(f)

Vice Chair Alan Parker moved to go into Executive Session for the reasons stated by Legal Counsel.

The following votes were cast on the Motion:

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

Absent: None

The **Motion was Approved.**

The AURA Board convened into the Executive Session at approximately 4:30 p.m. and   
 reconvened into the Regular Meeting at approximately 5:45 p.m.

**16. Adjournment**

Chair Bunyard adjourned the meeting at approximately 6:00 p.m

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Paul Bunyard, Chair

ATTEST:

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Maureen Phair, Executive Director

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Carrie Briscoe, Recording Secretary