
SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, June 1, 2022
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002

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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 Dolan
Commissioners, 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

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

The Summary of Minutes of the May 4th, 2022 AURA Regular Board Meeting stands
approved.

5. **Public Comment**

Ms. Phair read a public comment that was emailed to AURA requesting to know if there
is any movement on developing a grocery store for Olde Town Arvada.

6. **Public Hearing**

None.

7. **Study Session**

A. Ralston Creek Townhomes – Peter Benson, SVP, Koelbel Urban Homes

The AURA Board formally approved Koelbel's site plan.

8. **Old Business**

A. AR-22-09: A Resolution Of The Board Of Commissioners Of The Arvada Urban
Renewal Authority Approving The Fifth Amendment To Lease Agreement Between
Grandview-Reno, LLC As Landlord And The Authority As Tenant
Commissioner Williams moved to approve AR-22-09.

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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.

- B. AR-22-10: A Resolution of The Board Of Commissioners Of The Arvada Urban Renewal Authority. Approving The Tri-Party Agreement Among The Successors To Ralston Creek North, LLC, The Authority, And First Western Trust Bank

Commissioner Williams moved to approve AR-22-10.

The following votes were cast on the Motion:

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

Absent: None

The Motion was Approved.

- C. AR-22-11: A Resolution of The Board Of Commissioners Of The Arvada Urban Renewal Authority. Approving The Purchase And Sale Agreement Between Ralston Creek North, LLC And KUH Ralston, LLC, As Well As Its Associated Exhibit B, The Assignment And Assumption Of, And Certain Agreement Regarding, Purchase And Sale Agreement.

Vice Chair Parker moved to approve AR-22-11.

The following votes were cast on the Motion:

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

Absent: None

The Motion was Approved.

- D. AR-22-12 A Resolution of The Board Of Commissioners Of The Arvada Urban Renewal Authority. Authorizing The Chair To Sign Closing Documents On Behalf Of The Authority

Treasurer Dolan moved to approve AR-22-12.

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

- A. Olde Town Arvada Business Improvement – Joe Hengstler, Executive Director
- The Arvada Business Improvement Development is asking AURA to contribute \$5000.00 towards Olde Town's Marketing initiative.

- B. Arvada Chamber of Commerce – Kami Welch, President

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- The Arvada Chamber of Commerce is asking AURA to contribute \$25,000 for five years towards community improvements in housing, employment, and family services.
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10. Development Update

Ms. Phair provided the following project updates:

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

Flour Mill – The Historical Society Board determined that they wanted to take the lead on the project. Once they organize how to operate the asset, they will make a presentation to the AURA Board of Directors to request financing.

Alley Project – Ms. Briscoe led the Alley Project update stating that AURA had two meetings - one for the alley south of 57th and one for the alley north of 57th. There was overwhelming positive feedback from the property owners who are in favor of the renovations. June 17th will be the deadline for all property owners to reach agreement. The estimated timeframe for construction is the first quarter of 2023.

Trammell Crow – The Hotel has preliminary bank financing approval. They are negotiating the GMP with Howell Construction and are buying lumber during the recent price reduction. They are now hoping to break ground in a month. This is earlier than we thought; meaning the hotel and apartments will be completed about the same time.

11. Public Comment – Five Minute Limit

None.

12. Comments from Commissioners

Commissioner Steinhaus referenced the King Soopers next to the K-mart project, inquiring if they would be doing any updating to the store. Commissioner Williams mentioned getting the crane at the Trammell Crow project an American flag and having it lit up at night. Vice Chair Parker mentioned driving our project areas recently and the scope of all of our work is great to see.

13. Committee Reports

Commissioner Steinhaus reported that he attended AEDA's meeting and that Ms. Phair gave an excellent presentation. Commissioner Kazura announced his new seat as President of the Business Improvement Development and mentioned the Olde Town Marketing initiative.

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14. Staff Reports

Amber Boutwell reported on AURA's Instagram Reels and their engagement.

Maureen Phair mentioned our participation in the City Open House and thanked the Board member attendees who came and participated. Ms. Phair announced that we will be deciding our Ralston Creek Scooter Tour for around September 21st. A poll will be sent out regarding some activity choices for our Summer Board activity event.

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. Regarding Community Partners CRS 24-6-402(4)(e)
- 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 4:24 p.m. and reconvened into the Regular Meeting at approximately 6 p.m.

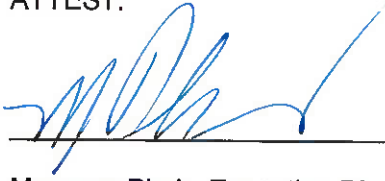
16. Adjournment

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

Paul Bunyard

Paul Bunyard, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary