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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, FEBRUARY 1, 2023  
5603 YUKON STREET, SUITE B, ARVADA, CO 80002**      **Page 1**

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**REGULAR MEETING**

1. **Call to Order** – Chair Paul Bunyard 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, Peter Kazura

Those Absent: None

AURA staff present: Maureen Phair, Executive Director; Carrie Briscoe, Deputy  
Director; and Corey Hoffmann, Legal Counsel

Also present: None

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

The Summary of Minutes of the November 2, 2022 and December 14, 2022 AURA  
Board Meeting stands approved.

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5. **Public Comment**

None.

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6. **Public Hearing**

None.

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7. **Study Session**

A. Review of October Retreat

In September, Ms. Phair reported that the AURA Board embarked on a scooter tour of the "Head of the Dog" in the Ralston Fields Urban Renewal Area to better understand the existing conditions. Following this, in October, the AURA Staff and Board held a retreat to discuss the findings and opportunities that AURA could pursue in the Ralston Fields and Olde Town Station Urban Renewal Areas. The Board discussed several opportunities, including enhancing the streetscape, widening and connecting sidewalks, providing building facade grants, installing Ralston Creek signage, and exploring properties for sale in the "Head of the Dog."

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Furthermore, the previous contract for the redevelopment of the Tabernacle Church has been terminated, and the owner plans to relist the property for sale shortly. The AURA Board discussed several opportunities related to enhancing the streetscape and building facade grants along Yukon Street, redeveloping the north side of Ralston Road between Olde Wadsworth and Wadsworth, the Flour Mill, and a possible site for the .04 Trolley. Additionally, the Board explored other transportation-related ideas for Olde Wadsworth, particularly near the Hilton Garden Inn.

**8. Old Business**

A. Resolution AR-23-05

A Resolution of the Board of Commissioners of The Arvada Urban Renewal Authority Approving the Reimbursement Agreement between the Authority and BSE Grandview Manor, LLC

Commissioner Williams moved to approve AR-23-05.

The following votes were cast on the Motion:

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

Absent: None

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**9. New Business**

A. Resolution AR-23-06

A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Lease Agreement by and between the Arvada Urban Renewal Authority and the City of Arvada for the Property Located at 5603 Yukon Street, Suite A

Commissioner Williams moved to approve AR-23-06.

The following votes were cast on the Motion:

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

Absent: None

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**10. Development Update**

Ralston Commons

Loftus is working with a new general contractor, BC Builders, to develop a new construction budget currently estimated at \$64 million, which is an increase from the \$47 million estimated in 2020. Additionally, Loftus has a letter of intent with RedT for a 27-townhome site. However, RedT requested a reduction in tap fees, which AURA denied, and as a result, Loftus may need to lower the property price by approximately \$300,000

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to \$1 million. With the current increase in interest rates and banks tightening their lending on real estate development projects, concerns arise about Loftus's ability to complete the project. To address these concerns, the AURA Board members, Paul and Alan, will review Loftus' financial information in detail during an upcoming meeting.

7611 Grandview Ave

We have signed the lease with the tenant and will commence developing an RFP to reimagine the property with the hope of releasing something within the next month or two. Recently, our tenant informed us that a group of restaurants is planning to hire a valet service. The valet service approached tenant and asked if they could use his parking lot during evenings and weekends for parking. The Board declined to approve use of the site for the valet service.

Paseo

Last month, we reported on a late-minute requirement of ADA (Americans with Disabilities Act) that necessitated modifications to the slope, grading, and size of retaining walls. Making the path completely ADA-compliant would require ten switchbacks or landings, rendering it unappealing for able-bodied individuals. According to the City's Parks and Design Manager, the path must offer a good user experience for everyone, necessitating a balance to be struck. Given the current conditions, the path should be made as ADA-compliant as feasible, which entails providing one or two "landings" along the path.

Olde Town Library

It has been closed due to Methamphetamine contamination.

Bench

The Rotary will donate a bench made from recycled plastic to one of AURA's project areas.

City Homeless Task Force

AURA has been invited to participate in the City's committee in the role of finding a developer should the Rising decide to relocate.

The Caroline at Ralston (Kmart)

The site utilities for the project are 90% completed, and the electric and gas components are scheduled to be installed in February or March, subject to Xcel's timetable. The construction team is set to begin installing CMU for the stair and elevator cores, as well as erecting the steel framing. Additionally, one of the retail buildings will have a grease trap installed, which is an encouraging sign for the potential addition of another restaurant.

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Loftus

HPM has finished removing foundation and parking lot debris, and is now completing the earthwork. They aim to receive their development permit within the next week to start installing utilities.

Berkeley Town Homes

Horizontal work continues, but has been delayed by cold weather conditions.

Ralston Gardens

City Council held on February 6th a hearing for a major modification to remove balconies and rezone. Ms. Phair attended and introduced the development. City Council approved the modifications.

Yukon Alley Project

We continue to work with property owners for final approval on transformer and easement locations. Targeting a spring/early summer construction start.

Trammell Crow

Retail is very close to turning over buildings for tenant improvements. They are experiencing supply chain issues with RTUs, but construction on tenant space should be able to continue. Wood framing has started on The Russell.

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

None.

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**12. Comments from Commissioners**

None.

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**13. Committee Reports**

Commissioner Steinhaus reported that AEDA Board will be considering transitioning back into in-person meetings.

Commissioner Kazura reported on the BID's success this past year with the ice skating rink. They are looking forward to the many events coming up. He also reported changes on the BID Board.

Ms. Phair reported that the City of Arvada is forming a new committee to advise City Council on affordable housing-related matters, including policies, planning, and implementation of City programs and services to preserve and increase affordable

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housing. The committee will also aim to promote community education and engagement in housing initiatives, programs, strategies, developments, and potential partnerships to enhance access to quality housing. The nine-member committee will comprise a council member, an Arvada resident advocate, an AURA board member, an affordable housing developer, a resident who has benefited from services, a small business owner, an energy efficiency expert, a realtor, and a member or volunteer from a non-profit human service agency. Each committee member will serve two four-year terms, and the committee will meet quarterly. Paul Bunyard was appointed as AURA's Board representative.

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**14. Staff Reports**

Ms. Phair and Ms. Briscoe covered several topics, including the Communications Coordinator position, the Board meeting calendar, and the ULI Emerging Trends seminar. The coordinator position has received 15 applications, and six people will be interviewed next Friday. We are planning to have the open house for AURA's office hopefully in late February or March after the front and back doors are installed. The Chamber's Annual Dinner will be held February 10<sup>th</sup> at 6 pm at Social Capital. The Board meeting calendar will include the ULI Spring Tour in Toronto from May 16-18, and the DCI Annual Conference in Loveland from April 11-14. Additionally, the AURA Board Commissioner Applications received 12 applications and six applicants chose AURA as their first choice. The ULI Emerging Trends seminar highlighted the shift towards adaptive reuse of space in retail and the need for high-quality space that is commute-worthy for office demand. There will likely be a larger retraction from office in the next 2-3 years as leases expire, and the peak of office vacancy has not been seen yet.

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**15. Executive Session**

None.


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**16. Adjournment**

Chair Bunyard adjourned the meeting at approximately 5:15 pm.

  
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Paul Bunyard, Chair

ATTEST:

  
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Maureen Phair, Executive Director

  
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Carrie Briscoe, Recording Secretary

