

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, OCTOBER 5, 2022  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 1

---

**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, Peter Kazura

Those Absent: Eli Feret

Commissioner Steinhaus 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.**

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

Also present: one guest

---

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

The Summary of Minutes of the September 7, 2022, AURA Regular Board Meeting and  
September 21, 2022, AURA Special Meeting stands approved.

---

**5. Public Comment**

None.

---

**6. Public Hearing**

None.

---

**7. Study Session**

None.

---

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, OCTOBER 5, 2022  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 2

## **8. Old Business**

### **A. Ralston Commons Project Update - Loftus Developments**

J. Drever, with Loftus Developments, provided an update on the Ralston Commons project. He notified the AURA Board that their development partner for the townhome site had terminated its contract due to feasibility of housing unit construction affected by the floodplain boundary.

---

## **9. New Business**

### **A. Proposed 2023 Budget – Bryan Archer – Director of Finance, City of Arvada**

A draft budget was presented; the final budget will be brought back to the Board during November's meeting when there will be a public hearing.

### **B. AR-22-17: A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Quitclaim, Waiver, and Second Amendment to Easement with Covenants and Restrictions Affecting Land**

Commissioner Williams moved to approve motion AR-22-17

The following votes were cast on the Motion:

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

Absent: Feret

**The Motion was approved**

---

## **10. Development Update**

Ms. Phair provided the following project updates:

Garrison Street Paseo – The trees and wooden fence will be demolished along the western border to help reduce usage that has developed there.

---

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

None.

---

## **12. Comments from Commissioners**

Commissioner Parker mentioned that a visit to Grand Junction was eye opening in terms of development and city improvements

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, OCTOBER 5, 2022  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 3

Commissioner Kazura illustrated a mindfulness exercise for the Board to try.

Commissioner Dolan mentioned the recycle center from our scooter tour and noticed that it has been cleaned up since we last saw it.

Chair Bunyard reported on the progress San Antonio has made with their homeless population after being there recently, contrasting it to Colorado's current situation.

Commissioner Williams added to the topic of homelessness and how Denver and surrounding cities are tackling the issues involved.

---

### **13. Committee Reports**

Commissioner Dolan reiterated that the budget formatting was strait forward and a smooth process.

Commissioner Kazura reported that the BID is working on October's operating agreement. They are also making effort on new activations for Olde Town's square.

---

### **14. Staff Reports**

Maureen Phair reported on the following:

Mark Deven's retirement is at Majestic View Nature Center

The Board Retreat is October the 19th at Rolling Hills. Lorie Gillis will be attending. We will discuss project ideas for Ralston Fields and a proposed AURA application outline.

Flash report – provided in packet

Legal Report – Corey Hoffman provided the update that proposed legislation from Adam's County is no longer being brought forward. In addition, the Colorado Supreme Court granted the Arapahoe County case involving the Denver Urban Renewal Authority. This is important to AURA as the concern of increment will be addressed.

---

### **15. Executive Session**

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



---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, OCTOBER 5, 2022  
5601 OLDE WADSWORTH BLVD., SUITE 210, ARVADA, CO 80002**

---

Page 4

- A. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Related to Tabernacle Church Redevelopment and Olde Town Arvada Property

Commissioner Steinhaus 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, Kazura

Absent: Eli Feret

**The Motion was Approved.**

The AURA Board convened into the Executive Session at approximately 4:15 p.m. and reconvened into the Regular Meeting at approximately 5:16 p.m.

---

**16. Adjournment**

Chair Bunyard adjourned the meeting at approximately 5:16 p.m



Paul Bunyard, Chair

ATTEST:

  
\_\_\_\_\_  
Maureen Phair, Executive Director

  
\_\_\_\_\_  
Carrie Briscoe, Recording Secretary