

---

**SUMMARY OF MINUTES OF REGULAR MEETING**  
**ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS**  
**WEDNESDAY, April 5, 2023**  
**5603 Yukon St, Suite B, 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 Marc Williams, Eli Feret, Peter Kazura, and Tim Steinhaus

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

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

The Summary of Minutes of the Feb. 1, 2023 AURA Regular Board Meeting stands approved.

5. **Public Comment**

None.

6. **Public Hearing**

None.

7. **Study Session**

A. **Olde Town Revitalization Planning Update – Paul Stewart, Principal, Dig Studios**

The City of Arvada has engaged Dig Studios to consider the next phase in the Olde Town Revitalization. They have been doing extensive public outreach, garnering input on permanent road closures and style of public spaces. The aim of this plan is to develop a vision for the next 20 years of public investment in Olde Town. The plan will be presented to City Council on May 8. The final Technical Advisor Committee Meeting will be held on May 16. There will be a public comment period on the draft in June, and the plan is expected to be adopted by mid-late summer. Stewart also reported that the majority of merchants are on board with the plan.

B. **Continued Discussion on Potential Project**

The discussion began with the scooter tour of Ralston Creek in September and continued with a retreat in October and a discussion in February. Plans for the Ralston Fields Urban Renewal Area were discussed, and Maureen shared that there will be \$21 million available by the time the URA expires in 5 years. The

---

**SUMMARY OF MINUTES OF REGULAR MEETING**  
**ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS**  
**WEDNESDAY, April 5, 2023**  
**5603 Yukon St, Suite B, ARVADA, CO 80002**      **Page 2**

---

current plans include extending the streetscape for the triangle and the ear of the dog and extending the streetscape in front of the old K-mart site and Loftus property. This may include additional streetscape along Ralston where it turns north. Other ideas proposed included a pickle ball facility and Ralston Creek monument signage. There are a few properties for sale in the area and the AURA Board directed Ms. Phair to pursue the possibility of purchasing properties that could facilitate potential projects.

In the Olde Town Station URA, potential projects include the streetscape along Yukon, placing the .04 Trolley at the Flour Mill, Flour Mill improvements, art on the eastern facing façade of Park Place Olde Town, a roundabout at Hilton Garden Inn, and façade improvements at the Jaycee's building.

AURA staff continues to work on the development of the RFP for 7611 Grandview Ave.

Additionally, AURA staff is hosting a meet and greet lunch with City Engineering staff the following week.

**8. Old Business**

None.

**9. New Business**

None.

**10. Development Update**

Ralston Commons – The developer continues to work through its financing. The development agreement indicates their financing approval is due in June and to break ground by August. They also have six months to sell the plans where AURA can buy them at cost.

The completion of the purchase and sale agreement for City Street Investors on the Beer Garden parcel of Ralston Commons continues along with the amendment to Ralston Creek North DDA.

Tabernacle Church – Scott Marcum is the new real estate broker listing the property. It's currently listed at \$1.95 million.

Paseo – Hoping to receive approval from the City by the end of April or beginning of May. Once approval is received, the project can be bid out.

The Caroline (Kmart) – Construction continues to progress successfully.

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, April 5, 2023  
5603 Yukon St, Suite B, ARVADA, CO 80002      Page 3**

---

Ralston Commons Site Work – Challenges have popped up related to connecting to existing utilities and previous development infrastructure obstructing the path of the new. Completion is estimated for beginning of July.

Ralston Gardens – Development Permit was approved. The closing and transferring of the land will occur the beginning of May with groundbreaking within a couple weeks.

Ralston Creek Townhomes – The developer has pulled permits for three buildings and vertical construction is imminent.

Olde Town Alley Utility Undergrounding – The Xcel easement agreements have been drafted with the hope of distributing the final drafts for execution to the property owners in the following week.

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

None.

**12. Comments from Commissioners**

Commissioner Williams reported that he attended the Chamber of Commerce's Luncheon where Ms. Phair presented an AURA update. He also announced the Chamber's State of the City Address will be held on April 21 and invited current and former AURA Board members. It will be his last State of the City Address and it will be a look back at his tenure with the City since 1999. He then thanked Alan Parker for his ten years on the AURA Board.

Commissioners Dolan, Kazura, Feret, and Steinhaus and Chair Bunyard also expressed their appreciation for Mr. Parker's tenure on the Board.

Vice Chair Parker expressed his appreciation for the Board's support and all of the projects that have been realized as a result of AURA.

Chair Bunyard reported on his attendance of the ULI Affordable Housing conference and the dire state of affordable housing and office buildings in downtown Denver.

**13. Committee Reports**

Commissioner Steinhaus reported that AEDA is meeting in-person and at various businesses.

Commissioner Kazura reported on the Olde Town BID activities including the addition of the Harvest Festival coordination.

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, April 5, 2023  
5603 Yukon St, Suite B, ARVADA, CO 80002      Page 4**

---

**14. Staff Reports**

Maureen Phair reported on the following:

New Communication Coordinator Giles Clasen was introduced to the board and he gave a brief bio.

Three board members, Dolan, Kazura, and Bunyard, had perfect meeting attendance in 2022 and were presented awards.

AURA Board and Staff will honor Vice Chair Parker's board tenure with dinner on April 19. City Council will also recognize him on June 5.

A calendar for the 2022's Board meetings was placed in board packets, and it was noted that the July meeting is canceled.

Next month, Board and Staff will travel to the ULI Spring meeting in Toronto.

City Council has appointed Vice Chair Parker's replacement, Daria Drago. She will attend AURA's May meeting. Board elections will also be held.

AURA Legal Counsel, Corey Hoffmann, reported on the following:

Regarding the urban renewal litigation for Aurora Urban Renewal, the Colorado Supreme Court case is fully briefed with a date to be determined for oral arguments. Decision is estimated for the end of this year or early next year.

There are two bills currently being discussed at the Colorado Legislature related to urban renewal. One specifically addresses agricultural land. A previous bill enacted in 2010 put limitations on municipalities to adopt urban renewal plans that included agricultural land. There was an exception for plans in place as of June 2010. A new bill has been presented to prevent former agricultural land from being added to a new urban renewal plan even if the land was included in a previous one. The other bill is not an urban renewal bill but would create a "County Revitalization Authority" that would use TIF in unincorporated areas of a county and would effectively prevent land from being annexed into towns and cities. This affects areas of Arvada adjacent to unincorporated county land.

Commissioner Kazura asked about schools closing in Arvada and if the land and/or buildings could be repurposed and considered for the Navigation Center the City has planned. Commissioner Williams said there are discussions with school district but nothing has been determined for those properties yet.

---

**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, April 5, 2023  
5603 Yukon St, Suite B, ARVADA, CO 80002      Page 5**

---

**15. Executive Session**

None.

**16. Adjournment**

Chair Bunyard adjourned the meeting at approximately 4:50 p.m.



Paul Bunyard, Chair

ATTEST:

  
\_\_\_\_\_

Maureen Phair, Executive Director

  
\_\_\_\_\_

Carrie Briscoe, Recording Secretary

