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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, May 3, 2023  
5603 Yukon St, 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, Treasurer Sue Dolan, Commissioners Marc Williams, Eli Feret (via Zoom), Peter Kazura, Tim Steinhaus, and Daria Drago (arrived at 3:10 pm)

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

Also present: One guests

- A. Oath of Office for Commissioner Daria Drago was conducted by Carrie Briscoe

- B. Election of Officers:

Executive Director Maureen Phair conducted the Election of Chair. Commissioner Steinhaus moved to nominate Paul Bunyard for the position of Chair.

The following votes were cast on the Motion:

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

Absent: none

**The Motion was Approved.**

- C. Oath of Office for Chairman Paul Bunyard was conducted by Carrie Briscoe

- D. Chairman Paul Bunyard conducted the Election for Vice Chair.

Commissioner Williams moved to nominate Peter Kazura for the position of Vice Chair.

The following votes were cast on the Motion:

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

Absent: none

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**The Motion was Approved.**

E. Chairman Paul Bunyard conducted the Election for Treasurer.

Commissioner Williams moved to nominate Sue Dolan for the position of Vice Chair.

The following votes were cast on the Motion:

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

Absent: none

**The Motion was Approved.**

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

The Summary of Minutes of the April 5, 2023 AURA Regular Board Meeting stands approved.

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**5. Public Comment**

None.

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**6. Public Hearing**

Commissioner Williams moved to approve Resolution AR-23-07, a Resolution Amending the Arvada Urban Renewal Authority Budget for Fiscal Year 2022.

The following votes were cast on the Motion:

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

Absent: none

**The Motion was Approved**

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**7. Study Session**

None.

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**8. Old Business**

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- A. Resolution AR-23-08, A Resolution Of The Board Of Commissioners Of The Arvada Urban Renewal Authority Approving the Fourth Amendment to the Amended and Restated Disposition and Development Agreement between Ralston Creek North and Arvada Urban Renewal Authority

Commissioner Williams moved to approve Resolution AR-23-08.

The following votes were cast on the Motion:

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

Absent: none

**The Motion was Approved.**

- B. Resolution AR-23-09, A Resolution Of The Board Of Commissioners Of The Arvada Urban Renewal Authority Approving Purchase and Sale Agreement between Ralston Creek North, Arvada Beer Garden RE, LLC and Arvada Urban Renewal Authority

Commissioner Steinhaus moved to approve Resolution AR-23-09.

The following votes were cast on the Motion:

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

Absent: none

**The Motion was Approved.**

- C. Resolution AR-23-10, A Resolution Of The Board Of Commissioners Of The Arvada Urban Renewal Authority Approving the Fifth Amendment to the Amended and Restated Disposition and Development Agreement between Ralston Creek North and Arvada Urban Renewal Authority

Commissioner Kazura moved to approve Resolution AR-23-10.

The following votes were cast on the Motion:

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

Absent: none

**The Motion was Approved.**

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**9. New Business**

None

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**10. Development Update**

Project Update (58<sup>th</sup> Pl. and Ralston Road) – The possibility for a new pickleball development seems unlikely. In the past month, two of the three properties needed for the concept have taken new turns. At this time the concept is on hold.

Additional property acquisitions and/or façade improvements seem unlikely at this time, however, streetscape improvements may be possible.

Paseo Place Apartments – Construction is continuing and the Board may be able to tour the property soon.

Tabernacle – A Letter of Intent has been executed with a proposed use of a single restaurant after renovation.

Trolley – The City of Arvada is considering a third site for the Trolley in the closed section of Grandview Avenue in Olde Town. Public Works will hire a consultant to create conceptual site plans exploring both the Grandview and Flour Mill locations.

Ralston Commons Horizontal Work – Utility installation has begun. The site has installed a water-quality storage device. There are two different options for treating water in the device based on the water volume. Work is on track for a late June or early July completion.

Berkeley Town Homes – Planning reports that building permits for three buildings is complete. Roads for the site are constructed and foundations are being excavated.

Olde Wadsworth/Yukon Alley Project – The design is being finalized with Xcel and easements are being signed.

Garrison Garden Paseo Project – The fourth response to comments was submitted and the City comments are expected on or around May 12.

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**11. Public Comment – Five Minute Limit**  
None.

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**12. Comments from Commissioners**

Commissioner Steinhaus said the Board must schedule a special meeting for the Annual Review of Executive Director Phair. Chair Bunyard volunteered to review previously

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contracted consultants to conduct the review and report to the Board. A date will be scheduled for a special session to complete the Annual Review.

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**13. Committee Reports**

Commissioner Kazura, the representative for the Olde Town Arvada BID, reported that the Second Saturday Summer Concert Series and Street Festival will have four dates over the summer. Also, the Harvest Festival will continue with the BID and Jaycees developing the programming.

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**14. Staff Reports**

Communication Coordinator Giles Clasen shared the social media and promotions plan with the Board and upcoming initiative.

Executive Director Phair shared the upcoming plans for the Urban Land Institute Spring Meeting in Toronto. Phair also thanked Commissioner Williams for recognizing AURA's accomplishment in the State of the City speech.

Corey Hoffmann, Legal Counsel, shared an update on the legislative session. Senate Bill 273, an urban renewal bill focused on Loveland's Urban Renewal District that will not impact AURA, had passed both houses and was awaiting signature by Governor Polis. Also, Senate 213 had been amended by the house and it was unclear if the bill would be passed by the Senate before the end of the congressional session in the final four days.

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**15. Executive Session**

None

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**16. Adjournment**

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

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Paul D. Bunyard

Paul Bunyard, Chair

ATTEST:

Maureen Phair

Maureen Phair, Executive Director

Carrie Briscoe

Carrie Briscoe, Recording Secretary