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**SUMMARY OF MINUTES OF REGULAR MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, June 7, 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.
2. **Moment of Reflection and Pledge of Allegiance**
3. **Roll Call of Commissioners**
  - A. Those Present: Chair Paul Bunyard, Vice Chair Peter Kazura, Treasurer Sue Dolan, Commissioners Marc Williams, Eli Feret, Daria Drago, and Tim Steinhaus
  - B. 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 May 3, 2023 AURA Regular Board Meeting stands approved.
5. **Public Comment**

None.
6. **Public Hearing**

None.
7. **Study Session**

None.
8. **Old Business**

None.
9. **New Business**
  - A. 2022 Financial Audit – Steve Sauer – Managing Director, FORVIS  
Mr. Sauer presented the 2022 audit results and financial reports including new standards for reporting lease income. Mr. Sauer reported there were no concerns found during the audit and he recognized the work of Deb Nielson.  
  
Chair Bunyard asked if there were any changes needed to move AURA to best practices. Mr. Sauer reported there are new reporting needs for lease income and new controls are being put in place to adapt.  
  
Commissioner Williams moved to approve the audit recognizing the work of all involved in the audit.  
  
The following votes were cast on the Motion:  
Voting yes: Dolan, Steinhaus, Bunyard, Drago, Feret, Kazura, Williams
  - B. Flour Mill Design Proposal  
Executive Director Phair reported that AURA released an RFP seeking an historic

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Architect to create a more inviting entrance to the building. This RFP sought to remove barriers to access, create a new front porch, remove unsightly signs and move utilities to hide them without changing the historic nature of the building.

AURA received back on response to the RFP from SAR, which has extensive experience working on historic sites and complies with requirements for such a site.

Commissioner Williams moved that the AURA board approve SAR's design subject to approval from the Arvada Historical Society.

The following votes were cast on the Motion:

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

**C. Tabernacle Church Development Concept**

Keane Palmer, Brick Development Co, reported that they are very early in the concept of updating and remodeling the Tabernacle in Olde Town to create new commercial space. The early concepts include creating a covered patio along the alley and bring in one to two restaurants to occupy the first floor. The remodel will include lots of planters and green space. The goal is to preserve the historic building while updating the patio and interior space for new use. They do not currently have contracts with an operator of the space but are in talks with multiple Denver businesses.

**D. Ralston Creek Monument Sign Proposal**

Executive Director Phair reported that the price for the fabrication and installation of the sign is \$188,230. The sign will be 21 feet tall, 6.8 feet wide, lit by LEDs and located at Kipling and 58th.

Vice Chair Kazura asked to pursue that the lighting be able to change color and match the Arvada Water Tower. Ms. Phair said she would explore that possibility.

Commissioner Dolan moved that the AURA board approve the purchase and installation of the Ralston Creek Monument Sign.

The following votes were cast on the Motion:

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

**E. Ralston Creek Streetscape Consulting Proposal**

Executive Director Phair reported that she had spoken with the Morgan Group, who is currently building the Caroline project at this location, about completing the streetscape along the block. The Morgan Group reported a cost to design the streetscape would be \$285,000; this does not include the construction costs.

If completed AURA would pay the cost to construct and the adjacent land owners would maintain the streetscape over time. The City of Arvada would not maintain the streetscape.

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Commissioner Williams made a motion that a contract be initiated to design a streetscape and that the cost not exceed \$285,000.

The following votes were cast on the Motion:

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

**10. Development Update**

Ralston Gardens – The sale of the land closes next week. Shout out to Carrie for her work to get this done. Corrie also helped. Interest has gone up 2-2.5% since beginning of deal. The developer had to go to division of housing for low interest loan to make up the difference.

System Development Fees – The City of Arvada is moving the deadline for increased fees to September 30.

Roundabout at 55th and Olde Wadsworth – The proposed roundabout in the Village Commons Urban Renewal Area makes access to parking garage more accessible from North. Two locations were considered and both the City of Arvada and the Hilton management would prefer the North location. The roundabout can be funded with money generated by the Village Commons URA.

Brick Building at 7611 Grandview Ave – AURA received 4 proposals in response to an RFP. All who submitted a proposal will present, for no longer than 20 minutes each, to the board during the July special meeting before executive session on July 19. Noon to 3 pm.

Loftus Town Home Site – They have received interest from a buyer.

Arby's Closed – AURA just learned that the Arby's along Ralston Road has closed. Executive Director Phair will reach out to see the plans for the property.

Ralston Commons Site Work – Rain has delayed construction.

Berkeley Town Homes – Foundations are done. Vertical work will begin soon.

Alley Project – Only two business owners left to sign easements.

Trammell Crow – Some Shops at Olde Town Station plan on July opening. The hotel is expected to be done by Jan or December. Residential may be done by April but depends on City. May be July of 2024.

Paseo – In last round of comments with the City's Development Review Team.

DRCOG – No major concerns at open house. Final report will be out this month at next regular board meeting.

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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**

Commissioners discussed their experiences at the ULI convention in Toronto

**13. Committee Reports**

Commissioner Bunyard said the housing committee kicked off with a two hour presentation about housing terms. There was a Root Presentation that he found to be very good about removing the barriers to affordable housing. He suggested the presentation be made to the AURA board.

Commissioner Kazura reported on the Olde Town BID activities including the election of officers and that the Jaycees and Harvest Fest are no longer partnered with the BID.

**14. Staff Reports**

Executive Director Phair reported on her experience at the ULI conference. She also spoke at a Brownfield conference and at an executive real estate class at CU Boulder regarding urban renewal. She thanked those who attended Alan Parker's recognition at a recent City Council meeting.

Communications Coordinator Clasen reported on the progress made in social media and a video series on redeveloping the Kmart site into the Caroline. The current goal is to get the word out on the Ralston Garden ground breaking.

Legal Counsel Hoffmann reported that Urban Renewal bill was vetoed by the governor, but stated there was a need to revisit the topic. Additionally, due to the failure of Senate Bill 213, there will be a revisit of construction defects legislation as way to create housing affordability.

**15. Executive Session**

Chairman Bunyard made a motion to go to Executive Session Pursuant to CRS 24-6-402(4)(e) Related to the Tabernacle Church.

The following votes were cast on the Motion:

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

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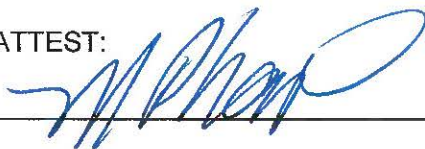
**16. Adjournment**

Chair Bunyard adjourned the meeting at approximately 5:00 p.m.



Paul Bunyard, Chair

ATTEST:

  
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Maureen Phair, Executive Director

  
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Carrie Briscoe, Recording Secretary

