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**SUMMARY OF MINUTES OF REGULAR MEETING**  
**ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS**  
**WEDNESDAY, August 16, 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 June 7, 2023 and July 19, 2023 AURA Regular Board Meeting stands approved.
5. **Public Comment**

None.
6. **Public Hearing**

None.
7. **Study Session**

None.
8. **Old Business**
  - A. 2022 Resolution AR-23-11: Ralston Commons Site Work Change Orders  
Deputy Director Carrie Briscoe presented why the change order is needed including rain delays, ground water testing and treatment, and other unexpected circumstances of the horizontal work.  
  
Commissioner Drago asked about line item 8 and the addition of utility service lines to the project.  
  
Mike Smith with HPM, Inc. said that by adding the interior utility service line laterals now, the future builders would avoid cutting into the newly laid curb, gutter, and streets.  
  
Executive Director Maureen Phair said that the horizontal work will ultimately be paid for by Loftus Development out of their incentive package.  
  
Commissioner Williams made a motion to approve Resolution AR-23-11: Ralston Commons Site Work Change Orders  
  
The following votes were cast on the Motion:  
Voting yes: Dolan, Steinhaus, Bunyard, Drago, Feret, Kazura, Williams

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Voting no: None

- B. Ralston Commons Beer Hall Site Plan and Elevation Review – City Street Investors  
This item was moved to the next board meeting.
- C. Ralston Commons Townhome Site Plan and Elevation Review
- i. Metro Venture/Ascent  
Presented a plan for 22 townhomes on the site
  - ii. Royal Oak  
Presented a plan for 27 townhomes on the site
- D. Resolution AR-23-12: Ralston Creek Streetscape Contract – Morgan Group  
Executive Director presented a contract per the June board meeting approval to negotiate a contract with the Morgan Group to design a streetscape for \$285,000.

Commissioner Steinhaus wanted to go on record that he was dissatisfied with the streetscape completed on the southern side of W. 58th Ave in front of the Walmart development.

Commissioner Williams made a motion to approve Resolution AR-23-12: Ralston Creek Streetscape Contract – Morgan Group.

The following votes were cast on the Motion:

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

Voting no: None

- E. Resolution AR-23-13: Employment Agreement  
Executive Director Phair thanked the board for her annual review and said that her heart is full and she enjoys working at AURA.

Commissioner Williams made a motion to approve Resolution AR-23-13: Employment Agreement

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

Voting no: None

**9. New Business - None**

**10. Development Update**

Paseo Place Apartments – Executive Director Phair reported that she is working with 57th Avenue LLC to schedule a board tour of the Paseo Place Apartments.

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The Paseo – went out to bid. The bids are due September 6. We are teaming with the Parks Department who will oversee the construction.

7611 Grandview Ave – Footers has been notified that they were selected for the site. Footers is scheduled to meet with the City of Arvada to discuss their goals for the project. AURA does not have a term sheet with Footers yet.

Arby's – Executive Director Phair met with the owners of Arby's and the City Planner. They walked the property. Phair reported that the owners are an open book and open to many possibilities for the site.

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

None.

**12. Comments from Commissioners**

Commissioner Williams reported that October would be his last board meeting because he will be on vacation in November.

**13. Committee Reports**

Commissioner Bunyard reported that he will have a housing update by the next AURA board meeting from the City's Housing Committee.

Commissioner Steinhaus reported that the City has hired a new director for Community and Economic Development and she will begin the new position by mid-September. She will direct the hiring of AEDA's new executive director.

Commissioner Kazura reported that the BID broke every record for most recent Second Saturday event. The BID is moving forward on a skating rink in Olde Town for the winter. The BID will also host the Olde Town Shindig as an alternative to Harvest Fest and will hold Trunk or Treat for Halloween.

**14. Staff Reports**

Communications Coordinator Clasen reported on the new blogs to draw attention to the AURA website.

**15. Executive Session**

Chairman Bunyard made a motion to go to Executive Session, instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Related to the Tabernacle Church and Ralston Commons

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 5:30 p.m.

  
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Paul Bunyard, Chair

ATTEST:  
  
\_\_\_\_\_  
Maureen Phair, Executive Director

  
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Carrie Briscoe, Recording Secretary