
**SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, SEPTEMBER 6, 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**
 - A. Those Present: Chair Paul Bunyard, Vice Chair Peter Kazura, Treasurer Sue Dolan, Commissioners Marc Williams, Eli Feret, Daria Drago

Commissioner Williams made a motion to excuse Commissioner Steinhaus.

The following votes were cast on the Motion:

Voting yes: Dolan, ~~Parker~~, Bunyard, Williams, Feret, Kazura, *Drago*
Absent: 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** –
Vice Chair Kazura moved to approve the Summary of Minutes of the August 16, 2023, AURA Regular Board Meeting.

The following votes were cast on the Motion:

Voting yes: Dolan, ~~Parker~~, Bunyard, Williams, Feret, Kazura, *Drago*
Absent: Steinhaus

5. **Public Comment**
None.

6. **Public Hearing**
None.

7. **Study Session**
 - A. Ralston Road Corridor Study Final Report Presentation – DigStudio
 - i. Ryan Sotirakis presented DigStudio's study of Ralston Road Corridor Study Final Report. This included looking at current potential transportation and accessibility uses, lot sizes and zoning.

8. **Old Business** – None

9. **New Business** – None

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10. Development Update

Garrison Garden Paseo - Bid process due date was delayed to meet questions of developers and hopefully encourage ideal bids.

Loftus Horizontal Work – AURA staff participated in a site visit last week and reported 85% of the asphalt is complete. Work began on the storm crossing after a delay from storm crossing questions.

Trammell Crow Sites - Snooze is built out but won't open until February 2024. The company is focused on opening 6 restaurants in Georgia and delaying new staff training for Colorado locations. Hiring is difficult in Denver currently and the delay gives Snooze time to hire and train.

Trammell Crow held a meeting at their office to discuss and explore public art options. The project has dedicated \$100k for public art at the northwest corner. A participation study was completed to find a good fit for the site and the community. The goal is to do something big and meaningful. The study showed that the public is opposed to something abstract. People stated they would like a piece of art that is identifiable, whimsical, and fun that makes you smile.

Loftus Site - Loan documents weren't feasible to get signed before the September board meeting. Executive Director Phair requested a special meeting on September 20 at 3 pm to approve the contract.

Loftus is moving everything forward. Seeking to close on their financing the week after Thanksgiving.

Tabernacle – Executive Director Phair is working with the developer on a development agreement and will hopefully bring it by the next meeting. The developer has an LOI from a potential tenant who would occupy the entire building.

Royal Oak - Working to finalize townhome contracts. May have it by the October board meeting.

King Soopers – Executive Director Phair reported that she initiated a conversation with Kroger and the property owner, Brixmor. Brixmor will work with Kroger to discuss remodel.

Ming Restaurant - Kum and Go was under contract then Kum and Go left the agreement. Another Asian restaurant is interested in buying the building. It remains to be seen if AURA will need to be involved in the future of the site.

11. Public Comment – Five Minute Limit

None.

12. Comments from Commissioners

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Commissioner Kazura said he was thankful for grandparents helping with daycare due to the changes in Jeffco School's new schedule.

Commissioner Williams said he was curious what would happen to the Arvada K-8 school district along Ralston Road after it closes.

Commissioners Drago and Kazura volunteered to plan the board holiday party.

13. Committee Reports

Commissioner Kazura reported the BID festivals have been successful over the summer and they are getting ready for the Olde Town Shindig.

Chair Bunyard reported that the City of Arvada's Housing Committee outlined goals for the next year.

14. Staff Reports

Executive Director Phair explained what potential city council member may join the board following the mayoral election. She also opened the discussion to a potential board retreat in January. Executive Director Phair will explore retreat options and report to the board in a future meeting.

Legal Counsel Corey Hoffmann reported he was preparing for the Aurora Urban Renewal case before the Colorado Supreme Court. This case will explore the issue of assessor allocation between the tax base and Urban Renewal Increment. Oral Arguments will be on September 19.

15. Executive Session

None

16. Adjournment

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

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Paul Bunyard

Paul Bunyard, Chair

ATTEST:

Maureen Phair

Maureen Phair, Executive Director

Carrie Briscoe

Carrie Briscoe, Recording Secretary