
SUMMARY OF MINUTES OF REGULAR MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, October 4, 2023
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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, Tim Steinhaus, Eli Feret, Daria Drago

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 September 20, 2023, AURA Special Board Meeting and the September 6, 2023 AURA Regular Board Meeting.

The following votes were cast on the Motion:
Voting yes: Dolan, Drago, Bunyard, Williams, Feret, Kazura, Steinhaus
5. **Public Comment**

None
6. **Public Hearing**

None
7. **Study Session**

None
8. **Old Business**

None
9. **New Business**
 - A. Proposed 2024 Budget
Deb Nielson, Deputy Director of Finance, City of Arvada, presented to the board that there would be no significant changes to the 2024 budget and presented the expected TIF revenue and expenses from each active urban renewal district. A final budget will be given to the board at the November AURA Regular Board Meeting.

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10. Development Update

Executive Director Phair made the following updates to the board.

Paseo Place Apartments – The name has been changed by the developer to the Arvada Point Flats. They expect to begin leasing soon with the first move ins beginning in November. The good news is that the owners are planning to accept Section 8 Vouchers exceeding the expected goal in the agreement with AURA.

Loftus Horizontal Work – The horizontal work is nearing completion. The developer was able to obtain building permits and AURA paid the permit and tap fees before the fees went up.

Berkley Town Homes – AURA has received a new rendering of the townhomes and added it to our website.

Trolley Park – Putting the trolley behind the Flour Mill may not be possible. The City worked with a structural engineer to establish feasibility. The trolley can safely stand behind the Flour Mill permanently. However, the engineer noted that the truck delivering the trolley can't drive within 6 feet of the retaining wall. The wall is unable to support the weight. The truck driver reported that it would need to be within 2 feet of wall for delivery. It is unlikely that the trolley can be safely delivered and placed at the Flour Mill location.

Commissioners Kazura and Steinhouse asked if a crane could go on top of the parking garage or if traffic could be temporarily halted on Olde Wadsworth and a crane be used to lift the trolley over the Flour Mill into place. Executive Director Phair said she would try to explore that possibility and would report back to the board.

Ralston Road Streetscape – AURA talked to the Morgan group about hiring them for the streetscape in front of Walmart and to repair areas that are dying. The preliminary meeting was successful. Phair is hoping to bring the concept to the next board meeting. Initial thoughts were to utilize heartier plants and not establish a pattern when planting. This will allow the streetscape to look healthier and attractive if some plants die or need to be replaced over time. Another idea is to set the new streetscape back from the street protecting the plants from weather and road usage. One goal is to keep existing, healthy mature trees and try to incorporate them into the design.

Royal Oak Townhomes –The city approved 27 townhomes on the site. The 27 units will not impede the floodplain. There may be an amendment and purchase sale agreement for the November board meeting.

11. Public Comment – Five Minute Limit

None

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12. Comments from Commissioners

Commissioner Feret thanked Commissioner Williams for his time as Mayor and his leadership in AURA. Feret said he was grateful for the opportunity to learn from the mayor and build a relationship.

Commissioner Dolan thanked Mayor Williams for the opportunity to be on AURA's board. She said she is going to miss Williams and his amazing leadership.

Commissioner Steinhaus said Mayor Williams was the best representative that Urban Renewal has ever had. Steinhaus thanked the mayor for his input, service, and outfits.

Chair Bunyard thanked Mayor Williams for helping navigate the complexities of development and handling developers who disagree with some of the board's decisions.

Commissioner Williams said that when he was first elected Mayor there were issues between AURA and the City. Williams was apprehensive to nominate himself to the AURA board but was encouraged by Bob Dyer. Once on the AURA board, Williams found the work a labor of love. He worked to help City Council Members to understand AURA's work and the need for AURA in Arvada.

Williams added that many of the recent improvements in Arvada were brought about by AURA and he has worked to help business owners and residents understand the need for urban renewal. "When you look at what has happened in Arvada the past 24 years, and what has been done to improve this city, much has been done by urban renewal," Williams said. "We took a lot of blighted properties and improved them and improve the city and improved the sales tax revenue to the city. It has been really special."

13. Committee Reports

Commissioner Steinhaus said the finance committee was simple and did a great job because Deb Nielson did an amazing job.

Commissioner Steinhaus reported that AEDA has a new ED, and he looks forward to working with her on the committee.

Commissioner Kazura reported the BID is moving forward with Trunk or Treat for Halloween.

14. Staff Reports

Executive Director Phair shared AURA's participation in the DRCOG Civic Academy program. Carrie presented with John Firouzi, Mobility Planning and Innovation Manager with the City, and Joe Hengstler, Executive Director Olde Town Arvada Business Improvement District, discussing land use and redevelopment opportunities in urban

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settings using Olde Town as an example. Director Phair complimented Carrie's and Giles's efforts in making this project a success.

Phair also shared that AURA had an Open House and Ribbon Cutting for their new offices. Nearly 65 individuals attended.

The city held a staff appreciation carnival where Phair was recognized for her 20 years of service to AURA and the City of Arvada and Clasen MCed the event.

Phair thanked Commissioner Williams for his support over the years, both professionally and personally. Phair said that without Williams's support, it would have been less likely that many AURA's projects would have been completed. He has been essential to AURA's growth and success over the years.

Legal Counsel Corey Hoffmann thanked Commissioner Williams for his commitment to AURA over the years. Hoffman said he agreed to work with AURA only because of Williams's leadership and drive to bring AURA and the City together with shared goals and priorities.

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