
**SUMMARY OF MINUTES OF SPECIAL MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, November 1, 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**

Those Present: Chair Paul Bunyard, Vice Chair Peter Kazura, Treasurer Sue Dolan, Tim Steinhaus.

Commissioner Daria Drago arrived at approximately 3:08 pm.

Commissioner Eli Feret joined the meeting via Zoom at approximately 4:15 pm.

Commissioner Steinhaus made a motion to excuse Commissioners Eli Feret and Marc Williams because they had communicated their likely absence prior to the meeting.

The following votes were cast on the Motion:
Voting yes: Dolan, Bunyard, Kazura, Steinhaus
Absent: Feret, Williams and Drago
Voting No: None

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 – October 4, 2023**

Commissioner Kazura made a motion to approve the October 4, 2023, board meeting minutes.

The following votes were cast on the Motion:
Voting yes: Dolan, Bunyard, Kazura, Steinhaus, Drago
Absent: Feret and Williams
Voting No: None

5. **Public Comment of Issues not scheduled for Public Hearing – Three Minute Limit**

None

6. **Public Hearing**

Executive Director Phair said that the hearing was advertised on October 19, 2023, in the Arvada Press. She added that there is a two-part process for budget approval and implementation. First, the board must Vote to approve the budget. Second, the board must vote to appropriate the funds.

Executive Director Phair said the budget discussed at the October board meeting did not

SUMMARY OF MINUTES OF SPECIAL MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, November 1, 2023
5603 Yukon St, Suite B, ARVADA, CO 80002 **Page 2**

account for the new sales tax and TIF created by the Shops at Olde Town Station. Lodging tax revenue for the Marriott Hotel was also overlooked.

To account for this, an additional \$225,000 in sales tax revenue and \$75,000 in lodging tax are included in the revenue in the 2024 budget. This money is then added as an expense in the budget because it is part of the incentives for the development.

No public comment.

A. Resolution AR-23-15 - A Resolution Approving the Arvada Urban Renewal Authority Budget for Fiscal Year 2024

Commissioner Kazura made a motion to approve Resolution AR-23-15.

The following votes were cast on the Motion:

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

Absent: Feret, Williams

Voting No: None

A. Resolution AR-23-16 - A Resolution Appropriating the Arvada Urban Renewal Authority Budget for Fiscal Year 2024

Commissioner Steinhaus made a motion to approve Resolution AR-23-16.

The following votes were cast on the Motion:

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

Absent: Feret, Williams

Voting No: None

7. Study Session

None

8. Old Business

A. Garrison Garden Paseo

Darin Delay, City of Arvada, Parks & Urban Design Manager, presented to the Board the current design and challenges for the Paseo. Delay explained the City's process for bidding and building the park to the Board.

Phair and Delay told the Board the notice to proceed with Brinkman will be done by November 2023 and construction is expected to begin in December 2023. The current goal is to complete the Paseo in July 2024.

SUMMARY OF MINUTES OF SPECIAL MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, November 1, 2023
5603 Yukon St, Suite B, ARVADA, CO 80002 **Page 3**

Commissioner Steinhaus made a motion to approve construction and not to exceed a \$3.6 million budget.

The following votes were cast on the Motion:

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

Absent: Feret, Williams

Voting No: None

B. Ralston Road Streetscape Update

John Kohl, Norris Design, presented concepts to adapt the current streetscape. The goal is to create a more attractive, robust, and sustainable design that doesn't require major long-term maintenance by the property owners. Kohl wants to strengthen the current design rather than reinvent and rebuild the streetscape.

Commissioners Kazura, Dolan, and Steinhaus voiced concerns with the redesign's practicality noting the eventual mixing and displacement of various aggregate and the hardiness of certain shrubs and plants.

Kohl said he would rework the design to include the commissioners' suggestion. Kohl said he would seek to bring a new design to the December Board Meeting.

C. Arvada Beer Garden Site Plan and Elevations Review

Rod Wagner, City Street Investors; Kari Daly, SAR+; and Chris Sutterfield, Confluence; presented the initial design ideas for the Arvada Beer Garden. They said the goal is to create a community space that feels like a park and is welcoming to families. Currently, they plan to use a trolley theme to root the development in Arvada's history.

Commissioner Kazura voiced concerns that the logo design wasn't family-friendly. Daly responded that the current logo design is a placeholder. Wagner added that the cumulative environment fosters a family-friendly environment that serves beer but doesn't have a bar-like feel.

Commissioner Drago asked what changes to the pedestrian crossings might ensure safety for those walking to the beer garden. Director Phair said there is an intentional design in the Ralston Road streetscape to make crossings safer. Daly added that the parking design on Independence St. helps slow traffic.

Commissioner Steinhaus made a motion to approve the design, elevations, and site plan and that the project moves forward to the next phase of development.

The following votes were cast on the Motion:

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

Absent: Williams

Voting No: None

SUMMARY OF MINUTES OF SPECIAL MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, November 1, 2023
5603 Yukon St, Suite B, ARVADA, CO 80002 **Page 4**

9. New Business

A. Resolution AR-23-17 - A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Redevelopment Agreement Between Brick Development Company LLC and the Arvada Urban Renewal Authority

Executive Director Phair explained the agreement to give \$400,000 upfront and then rebate up to 100% of the sales and property tax without exceeding \$2.6 million to Brick Development.

Chair Bunyard made a motion to approve Resolution AR-23-17.

The following votes were cast on the Motion:

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

Absent: ComWilliams

Voting No: None

10. Development Update

Deputy Director Briscoe presented to the board the following:

The Caroline – The development team held a topping-off ceremony, and Commissioners Steinhaus and Williams attended.

Berkely Townhomes –The model homes are nearly completed and will be open for showings in December.

Ralston Commons – The horizontal work and the final punch list walkthrough are complete. There site is ready for vertical construction.

Olde Town Station – All of the restaurants, including Snooze, are expected to open by the end of the year. The mural behind Parry's Pizza is also complete.

Ralston Gardens – The retaining wall is 85 percent complete. The foundation at Ralston Gardens is 90 percent complete. Site utilities are 100 percent complete.

Executive Director Phair presented to the board the following:

Ear of the Dog –

Royal Bakery – The sale of the bakery is in November and a Mexican restaurant based on a successful food truck will take over the site. They may need help with their exterior work from AURA.

The former Ming restaurant – The restaurant is closing and will be reopened by a restaurant team with four other metro area restaurants. The restaurant's name is not

SUMMARY OF MINUTES OF SPECIAL MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, November 1, 2023
5603 Yukon St, Suite B, ARVADA, CO 80002 **Page 5**

known at this time.

The office building was purchased by a plumbing company. They plan to use the building as their base of operations. There was a discussion about splitting the landscaping costs.

Ear of the Dog Streetscape – The City said there are limited options because there is no budget to maintain trees, shrubbery or landscaping long term. The only option may be to widen the sidewalk. Commissioner Steinhaus said he does not want to fund or support a sidewalk project if it is just a “concrete slab.” Commissioner Kazura agreed and said there may be landscaping options that don’t require maintenance.

Councilmember John Marriott– attending the meeting as a guest – said the City’s funding for City streets does not currently meet the need and that adding additional costs is a difficult subject. He said the City would like to fund many projects that are outside of the budgetary constraints.

Commissioner Dolan said that a wider sidewalk through this corridor would improve pedestrian safety and walkability while remediating blight even if it lacks other beautification efforts.

Commissioners Kazura, Drago, and Steinhaus asked for some hardscape and beautification options that don’t require irrigation and maintenance.

Chair Bunyard said there is no rush on the project and the Board would readdress in the future.

Ralston Creek – The fees were paid on time before the rate increase, but there was a struggle to receive all fees quickly and clearly from the City. Phair spoke with the City to help the City understand how difficult the process is to navigate. The City emailed AURA that there was an error with fee calculations and AURA owed an additional \$133,000 in fees.

Royal Oak – The Seventh Amendment to the Loftus agreement (Ralson Creek North LLC) recognizing Royal Oak as the townhome developer as well as the purchase and sale agreement will be presented to the Board at the next meeting.

Arvada Beer Garden - There will be a similar resolution in the next board meeting for the beer garden.

Paseo Place Apartments – They will require a resolution in the next board meeting updating the schedule of performance to reflect the correct construction completion date in the redevelopment agreement.

Tabernacle – The development team went through the design review with the City and received approval.

SUMMARY OF MINUTES OF SPECIAL MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, November 1, 2023
5603 Yukon St, Suite B, ARVADA, CO 80002 **Page 6**

Footers – The development will go to design review in January. The issue is getting approval for the canopy. AURA has not yet done a development agreement with Footers because the scope of the project won't be known until the design review is complete.

Yukon Streetscape - The City approved a conceptual plan by Dig Studio as part of the Olde Town Arvada Strategic Reinvestment Plan, but it is not yet a fully developed plan. Phair spoke with the City about AURA paying Dig Studio to develop a fully developed plan for the streetscape.

Yukon Alley Utilities - Xcel Energy must cut into Ralston Rd. to bury the utilities. The City approved a waiver to do the cut. Dig Studio will also design the trash enclosures as part of this project.

11. Public Comment – Five Minute Limit

None

12. Comments from Commissioners

Commissioner Drago shared the details of the AURA Board Holiday Party.

Commissioner Steinhaus requested board members be more diligent in attending events like property tours. He added that the developers are AURA's partners and AURA board members need to best represent AURA and build those relationships.

13. Committee Reports

None

14. Staff Reports

Executive Director Phair said Mayor Marc Williams's going away party was a big success.

15. Executive Session

None

16. Adjournment

Chair Bunyard adjourned the meeting at approximately 5:45 p.m.

**SUMMARY OF MINUTES OF SPECIAL MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, November 1, 2023
5603 Yukon St, Suite B, ARVADA, CO 80002 Page 7**

Paul D. Bunyard

Paul Bunyard, Chair

ATTEST:

Maureen Phair

Maureen Phair, Executive Director

Carrie Briscoe

Carrie Briscoe, Recording Secretary