

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, DECEMBER 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**

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

Commissioner Daria Drago arrived at approximately 3:11 pm via Zoom.

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 – November 1, 2023**

Commissioner Bunyard made a motion to approve the November 1, 2023, board meeting minutes.

The following votes were cast on the Motion:

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

Voting No: None

- 5. Public Comment of Issues not scheduled for Public Hearing – Three Minute Limit**
None

- 6. Public Hearing**

None

- 7. Study Session**

None

- 8. Old Business**

A. Ralston Road Streetscape Presentation – Brandi Rice and John Kohl, Norris Design; Darin Delay, City of Arvada

John Kohl and Darin Delay explained to the board the challenges facing the streetscape and discussed targeted solutions. They emphasized the importance of attractive and robust design on the edges.

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, DECEMBER 6, 2023
5603 Yukon St, Suite B, ARVADA, CO 80002 Page 2**

Commissioners Bunyard and Steinhaus both commented on the interaction at the previous board meeting. Both emphasized that the board's role is to hire experts, trust their expertise, and not get caught up in the minutia of project design.

Commissioner Steinhaus made a motion that the board approve the streetscape design.

The following votes were cast on the Motion:

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

Voting No: None

Executive Director Phair and City Public Works Engineer Mazedur Hossain presented the value of funding a wider sidewalk on Ralston Rd. northwest from 58th Ave.

Commissioners Dolan, Bunyard and Steinhaus said replacing the current sidewalk with a wide sidewalk is remediation of blight and meets urban renewal's role. The wider sidewalk would be a benefit to pedestrians even if it lacks some beautification elements.

B. AR-23-18 - A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Seventh Amendment to the Amended and Restated Disposition and Development Agreement between Ralston Creek North LLC and the Arvada Urban Renewal Authority

Commissioner Dolan made a motion to approve AR-23-18

The following votes were cast on the Motion:

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

Voting No: None

C. AR-23-19 - A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Purchase and Sale Agreement between the Arvada Urban Renewal Authority and Royal Oak, LLC, and Including Ralston Creek North, LLC as a Party in Interest

Commissioner Kazura made a motion to approve AR-23-19

The following votes were cast on the Motion:

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

Voting No: None

D. AR-23-20 - A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the First Amendment to the Redevelopment Agreement Garrison 57 LLC and the Arvada Urban Renewal Authority

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, DECEMBER 6, 2023
5603 Yukon St, Suite B, ARVADA, CO 80002 Page 3**

Commissioner Kazura made a motion to approve AR-23-20

The following votes were cast on the Motion:

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

Voting No: None

9. New Business

A. Yukon Streetscape Presentation – Ryan Sotirakis, Dig Studio

AR-23-21 - A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Proposal for Landscape Architectural Services for Olde Town Arvada (Yukon Street)

Ryan Sotirakis, Dig Studio, on how the Yukon Streetscape will fit in with and help define the Olde Town Plan.

Commissioner Steinhaus made a motion to approve AR-23-21 so long that the design extends along Grandview Ave to Olde Wadsworth Blvd and takes into consideration simple integration of the Yukon Streetscape to the west side of Yukon in the future if needed.

The following votes were cast on the Motion:

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

Voting No: None

B. AR-23-22 - A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Termination of Easements Agreement between the Arvada Urban Renewal Authority and Daniels Petroleum Company

Executive Director Phair explained to the board that the resolution eliminates the shared parking agreement between AURA and the property owner.

Commissioner Dolan made a motion to approve AR-23-22

The following votes were cast on the Motion:

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

Voting No: None

10. Development Update

Executive Director Phair presented to the board the following:

Ralston Creek Monument Sign – The new sign proposed at the southwest corner of Kipling and 58th Ave is currently in the development review process with the City of

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, DECEMBER 6, 2023
5603 Yukon St, Suite B, ARVADA, CO 80002 Page 4**

Arvada but was placed on hold until the City understood who would maintain the sign and pay for electricity. AURA will pay for running and maintaining the sign through the end of the urban renewal district. The City will take over management after the urban renewal district sunsets. The sign permit should be approved in the next week allowing the sign fabrication to begin.

Footers – The plans will go before the City's Design Committee in January.

Deputy Director Briscoe Presented the following:

The Caroline - Brick is being added to the facade.

Berkeley Town Homes – The model homes will be opening in December.

Ralston Commons – The State of Colorado completed a surprise inspection to confirm storm water and erosion control measures were intact.

Garrison Garden Paseo - The contract was awarded to Brinkmann, and they will begin demolition on the site in December.

Trammell Crow - Snooze opened today. Smashburger will open Dec. 18. The Marriott is expected to open in January.

Ralston Gardens – The parking lot curb and gutter work is complete. Weather permitting, the parking lot will be paved in December. The elevator and stair shafts are under construction and wood framing is expected to begin in December.

11. Public Comment – Five Minutes Limit

None

12. Comments from Commissioners

Commissioner Kazura announced that he purchased the Bucksnot Saloon in Pine.

Commissioner Bunyard said the board needs to discuss a retreat in 2024 and Bunyard said he will reach out to each board member for feedback.

13. Committee Reports

Commissioner Steinhaus said that AEDA has hired new staff and fully moved into the new AEDA offices.

Commissioner Kazura, reporting for the BID, said that the skating rink is up in Olde Town, and the Holiday Market is full.

14. Staff Reports

Executive Director Phair directed the Board to view the Flash Report in the meeting

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, DECEMBER 6, 2023
5603 Yukon St, Suite B, ARVADA, CO 80002 Page 5**

packet. She announced that the new Mayor, Lauren Simpson, will be joining the AURA board and will take the oath of office in January 2024. She also noted that the proposed Board meeting schedule which includes two conferences in 2024. Commissioner Steinhaus requested the July board meeting date be moved. The board agreed to explore the 2024 calendar options at a future meeting. Communications Coordinator Clasen reported on social media activity and convey to the Board the feedback received.

Legal Counsel Hoffmann said there may be new Colorado legislation targeting urban renewal in the next legislative session. The URA reform may allow a taxing body that doesn't want to participate in an urban renewal district to thwart the creation of the district. This may be followed by even greater urban renewal reform in future legislation sessions. He said he would update the board as needed.

Hoffmann added that the City of Loveland is being sued after the Loveland City Council revoked a recently passed urban renewal district.

15. Executive Session

None

16. Adjournment

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

SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, DECEMBER 6, 2023
5603 Yukon St, Suite B, ARVADA, CO 80002 Page 6

Paul Bunyard

Paul Bunyard, Chair

ATTEST:

Maureen Phair

Maureen Phair, Executive Director

Carrie Briscoe

Carrie Briscoe, Recording Secretary