

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, April 3, 2024  
5603 Yukon St, Suite B, ARVADA, CO 80002**

**REGULAR MEETING**

**1. Call to Order** – Chair Paul Bunyard called the meeting to order at 3:00 p.m.

**2. Moment of Reflection**

**3. Roll Call of Commissioners**

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

Lauren Simpson arrived shortly after the roll call.

Absent: None

AURA staff present: Maureen Phair, Executive Director; Carrie Briscoe, Deputy Director; and Corey Hoffmann, Legal Counsel

**4. Approval of the Summary of Minutes – March 6, 2024**

Vice Chair Kazura made a motion to approve the March 6, 2024, board meeting minutes.

The following votes were cast on the Motion:

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

Voting No: None

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

None

**6. Public Hearing**

A. AR-24-04 A Resolution Amending the Arvada Urban Renewal Authority Budget for Fiscal Year 2023

Executive Director Phair explained to the board that the property tax revenue was greater than expected in the North Candelas Village Commons urban renewal areas. Additionally, an adjustment was made to the budget for Board event expenditures.

Commissioner Simpson asked how the additional revenue from the Candelas URA is used. Phair explained that it will be paid toward the Candelas bonds.

Commissioner Steinhaus made a motion to approve AR-24-04

The following votes were cast on the Motion:

Voting yes: Dolan, Bunyard, Kazura, Steinhaus, Drago, Simpson, Feret  
Voting No: None

**7. Study Session**

**A. Review/follow-up of the Board of Commissioner's Annual Retreat**

Executive Director Phair reviewed the Board's discussion about first steps to enact future urban renewal areas. Phair discussed her work to implement the plan.

**8. Old Business**

None

**9. New Business**

Executive Director Phair presented to the board the following:

Arvada K8 school – met with City officials and expressed AURA's interest in the Arvada K8 school, Wolf Park (owned by Jeffco School district) and Community Table. Phair requested board approval to do an appraisal on the property in case an opportunity comes up to purchase it.

Legal counsel Hoffman explained the appraiser will explore the property's highest and best use to determine comparable properties for valuation.

Arvada Beer Hall – Mile High Investors is trying to get through the review process so they can break ground with an aim to open in the spring of 2025.

**10. Development Update**

Deputy Director Briscoe updated the board on work at the Garrison Garden Paseo and the need for briefly closing the Taco Bell drive-through once more to repair a sinkhole.

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

**12. Comments from Commissioners**

Commissioners Steinhaus and Simpson thanked the staff for planning and executing the retreat.

Commissioner Simpson shared with the board a legislative update about HB 24-1313, a bill requiring housing density around transit, and SB 24-106, a bill reforming Colorado construction defects laws.

**13. Committee Reports**

Chair Bunyard reported on the Housing Advisory Committee working with the city to incentivize development based on housing needs.

Vice Chair Kazura reported that the BID had a successful St Patrick's Day event.

**14. Staff Reports**

Phair presented the February Flash Report to the board.

Phair reported that the next board meeting will include board elections.

Phair reported Mayor Simpson will present the State of the City on April 19 and invited the board to attend.

**15. Executive Session**

A. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Related to Ralston Commons

Commissioner Dolan motioned that the board move to an executive session concerning CRS 24-6-402(4)(e)

The following votes were cast on the Motion:

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

Voting No: None

B. Personnel Matters, Pursuant to CRS 24-6-402(4)(f), Maureen Phair

Commissioner Dolan motioned that the board move to an executive session concerning CRS 24-6-402(4)(f)

The following votes were cast on the Motion:

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

Voting No: None

**16. Adjournment**

Chair Bunyard adjourned the meeting at approximately 6 p.m.

*Paul Bunyard*

Paul Bunyard, Chair

ATTEST:

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Maureen Phair, Executive Director

*Carrie Briscoe*

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Carrie Briscoe, Recording Secretary