

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, MAY 1, 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

Absent: None

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

Chair Bunyard raised the need for an additional executive session agenda item as follows:

Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Related to a property acquisition in the City Center Urban Renewal Area

Commissioner Steinhaus moved to add the executive session to the agenda.

The following votes were cast on the Motion:

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

Voting No: None

A. Election of Officers

Chair Bunyard relinquished the meeting to Executive Director Maureen Phair to conduct the election of Chair. She also announced that Commissioner Steinhaus was reappointed as Commissioner by City Council.

Commissioner Steinhaus moved to nominate Paul Bunyard for the position of Chair. There were no other nominations.

The following votes were cast on the Motion:

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

Voting No: None

Chair Bunyard resumed Chair duties and opened nominations for Vice Chair.

Commissioner Drago nominated Peter Kazura. There were no other nominations.

The following votes were cast on the Motion:

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

Voting No: None

Chair Bunyard opened nominations for Treasurer. Commissioner Drago nominated Sue Dolan. There were no other nominations.

The following votes were cast on the Motion:

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

Voting No: None

B. Oath of Office for Elected Officers

Giles Clasen performed the Oath of Office.

Maureen Phair instructed the Board to fill out the annual disclosure document and return by next board meeting.

4. Approval of the Summary of Minutes – April 3, 2024

Treasurer Dolan made a motion to approve the April 3, 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

None

7. Study Session

A. Housing Study Presentation Mollie Fitzpatrick, Root Policy

Maureen Phair introduced Mollie Fitzpatrick explaining to the Board that the City of Arvada commissioned Root Policy to do a housing needs assessment and a subsequent housing strategy and action plan. The City also created a Housing Committee, of which Chair Bunyard is on the board.

8. Old Business

None

9. New Business

A. 2023 Financial Audit Steve Sauer – Managing Director, Forvis

Treasurer Dolan moved to accept the 2023 Financial Audit.

The following votes were cast on the Motion:

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

Voting No: None

10. Development Update

Maureen Phair directed the Board to the new “Proposed Projects” list organized by urban renewal area. This list communicates potential projects to be considered for AURA participation. This is in addition to the “Project Status” list which identifies projects that have been fully negotiated and that are either under construction or will be in the future.

She reported that the Board instructed the staff to negotiate and prepare a \$5 million loan to Loftus. The plan was to present the Ninth Amendment for approval today, but it became too complex, particularly due to the language regarding the 1031 exchange. More time was needed to finalize the documents. An email was sent out on Friday regarding this matter. A Special Board meeting has been scheduled for Monday, May 6th, at 3:00 PM via Zoom to review the Amendment.

AURA hired an appraiser to value the Arvada K-8 school.

Carrie Briscoe updated the Board on the Garrison Garden Paseo. The Stormwater pipe construction along with paving and striping were completed in Garrison Street. It was also discovered that the landscape island within Garrison did not include any irrigation creating the need for a change order. Commissioner Steinhaus raised the concern of the water feature not being fed with the Swadley Ditch tail water.

11. Public Comment – Five Minutes Limit

None

12. Comments from Commissioners

Commissioner Simpson reported on her delegation trip to Costa Rico where she participated in discussions focused on sustainable land use, water conservation, and historic preservation. She also reported on the delays related to 72nd Avenue.

Commissioner Steinhaus requested the July 3rd meeting either be cancelled or rescheduled.

Commissioner Dolan expressed appreciation for Mayor Simpson's State of the City address and the accolades given for AURA's efforts.

Commissioners Simpson and Steinhaus reported on the sessions and tours they attended at the ULI conference in New York.

13. Committee Reports

None

14. Staff Reports

Phair presented the Flash Report to the board. She also announced she would be out of the office May 7th through May 17th.

15. Executive Session

Commissioner Dolan motioned that the board move to an executive session concerning CRS 24-6-402(4)(e) related to a property acquisition in the City Center Urban Renewal Area and Personnel Matters, Pursuant to CRS 24-6-402(4)(f), related to Maureen Phair.

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 5:30 p.m.



Paul Bunyard, Chair

ATTEST:


Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary