

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, AUGUST 7, 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 (arrived at 3:05 pm), Eli Feret

Absent: Lauren Simpson

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

4. **Approval of the Summary of Minutes – July 3, 2024**

Treasurer Dolan made a motion to approve the board meeting minutes.

The following votes were cast on the Motion:

Voting Yes: Dolan, Bunyard, Steinhaus, Kazura, 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. Resolution AR-24-11 A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Second Amendment to the Loan Agreement Regarding Phase 4 of the Property Identified in the Amended and Restated Disposition and Development Agreement, as Amended

Commissioner Steinhaus made a motion to approve the resolution.

The following votes were cast on the Motion:

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

Voting No: None

**9. New Business**

**A. 9696 Ralston Rd Façade Grant Proposal – Roxanne Banuelos, Owner, Spicy Kitchen**

Ms. Banuelos purchased the property in December 2023 and outlined her plans for the property's reconstruction, which involves remodeling the building's interior by adding an ADA-compliant restroom, kitchen equipment, and a dining area. The exterior and site also need significant updates, including improvements to the parking lot, installation of a grease trap, enhanced ventilation, landscaping, seating, and more. She plans to complete the project in two phases, focusing first on the interior to get her business up and running. To assist with the exterior upgrades, she is seeking a façade grant from AURA.

**10. Development Update**

Maureen Phair announced that two contract incentives would be paid in full by October 2024 – IRG and Hilton Garden projects.

She reported on the increased property taxes incurred by multi-family projects like Solana and its impact on housing costs. Increased insurance costs were also contemplated.

She shared a rendering of the mural that will be placed on The Russell – a flower native to Arvada. This project is estimated to be completed in October/November.

Royal Oak, the developer of Lot 1 in Ralston Commons will be need until next March to purchase the property. There will be need to amend their contract to account for the extension.

The agreement with Brixmor Property Group is in process and will likely be presented in the next board meeting or two. She also shared some feedback from a resident complaining about the state of the King Sooper's at 58<sup>th</sup> Ave & Independence St.

Carrie Briscoe provided an updated on the Garrison Garden Paseo. The shade structure and the stone walls are complete with an end-of-September completion date. Additionally, we are working through the water feature design that will be submitted to the City of Arvada for approval. So far, the project is on budget, but will update the Board with costs for the water feature and any other budget increases.

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

None

**12. Comments from Commissioners**

Commissioners Steinhaus, Dolan, and Feret expressed their pride for the Ralston Commons groundbreaking ceremony.

Treasurer Dolan also shared that her son stayed at the Residence Inn by Marriott in Olde Town Arvada and he really enjoyed its proximity to Olde Town and the quality of the hotel.

### **13. Committee Reports**

#### **14. Staff Reports**

Maureen Phair directed the Board to the Flash Report in the board packet.

She announced that work has begun on the 2025 budget. A meeting with the finance committee will happen in August with a draft budget presented to the Board in October with the final approved in November.

She reported on the recent City of Arvada resignations.

Legal Counsel, Corey Hoffmann expressed concerns related to potential ballot Initiative 50 that would limit the growth of property taxes statewide to 4-percent per year. It is not known the potential impacts to urban renewal and other taxing entities. Initiative 108 could also reduce the assessment rate with the potential of reducing property tax revenues. He will keep the Board apprised.

#### **15. Executive Session**

Commissioner Steinhaus made a motion for the Board to go into executive session concerning CRS 24-6-402(4)(e), instruction to negotiators, related to 9606 Ralston Rd in the Ralston Fields Urban Renewal Area and 7611 Grandview Ave in the Olde Town Station Urban Renewal Area.

The following votes were cast on the Motion:  
Voting Yes: Dolan, Bunyard, Steinhaus, Kazura, Drago, Feret  
Voting No: None

#### **16. Adjournment**

Chair Bunyard adjourned the meeting at approximately 4:52 p.m.

Paul Bunyard

Paul Bunyard, Chair

ATTEST:

Maureen Phair

Maureen Phair, Executive Director

Carrie Briscoe

Carrie Briscoe, Recording Secretary