

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, SEPTEMBER 4, 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 via Zoom at 3:06 pm)

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 – August 7, 2024**

Commissioner Drago made a motion to approve the board meeting minutes.

The following votes were cast on the Motion:
Voting Yes: Dolan, Bunyard, Steinhaus, Kazura, Feret, Drago, Simpson
Voting No: None
The motion was approved.
5. **Public Comment of Issues not scheduled for Public Hearing – Three Minute Limit**

None
6. **Public Hearing**

None
7. **Study Session**
 - A. Housing Legislation Update – Rob Smetana, Manager of City Planning and Development, City of Arvada
8. **Old Business**
 - A. Resolution AR-24-13 – A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Twelfth Amendment to the Amended and Restated Disposition and Development Agreement between Ralston Creek North, LLC, Royal Oak, LLC, Creekside Village Arvada, LLC and the Arvada Urban Renewal Authority

Commissioner Feret made a motion to approve Resolution AR-24-13.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

- B. Resolution AR-24-14 – A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the First Amendment to the Purchase and Sales Agreement between Ralston Creek North, LLC, Creekside Village Arvada, LLC and the Arvada Urban Renewal Authority

Commissioner Feret made a motion to approve Resolution AR-24-14.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

9. New Business

- A. Yukon Streetscape Presentation – Ryan Sotirakis, Dig Studio

- B. Resolution AR-24-15 – A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Owner-Engineer Agreement between Wilson & Company, Inc., Engineers & Architects and the Arvada Urban Renewal Authority

Commissioner Steinhaus made a motion to approve Resolution AR-24-15.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

- C. Resolution AR24-16 – Real Estate Contract – A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Exclusive Right-to-Sell Listing Contract between Marcum Commercial Advisors and the Arvada Urban Renewal Authority

Commissioner Feret made a motion to approve Resolution AR-24-16.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

- D. Resolution AR-24-17 – A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the Reimbursement Agreement between Skal Holding Company, LLC and the Arvada Urban Renewal Authority

Commissioner Drago made a motion to approve Resolution AR-24-17.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

10. Development Update

Maureen Phair provided the following updates:

Mile High Development will complete construction on Ralston Gardens in mid-October. Their lender is now requiring a more detailed agreement around loan subordination as to ensure they have primary position. The subordination agreement will be presented to the AURA Board for review and approval at a special meeting to be announced.

The Russell will be complete in October and a grand opening ceremony date will be shared soon.

11. Public Comment – Five Minutes Limit

None

12. Comments from Commissioners

Various board members shared personal updates noting celebrations and travels.

13. Committee Reports

Commissioner Kazura shared that the Olde Town Arvada BID is hosting the Shindig festival that weekend.

14. Staff Reports

Maureen Phair noted that the Flash Report was in the Board packet highlighting the

various transactions being listed related to the Ralston Commons loans and incentives. She also announced the conclusion of the IRG TIF agreement.

The Finance Committee met the week prior to review the proposed 2025 budget. A draft will be presented to the Board at the October meeting.

She recently attended an Arvada Chamber of Commerce board meeting and presented an AURA update.

She offered to put together a board tour of all the projects since many of them have either broke ground recently are nearing completion. She'll collect availability and interest and get back to the board on a date.

Legal Counsel Corey Hoffmann has received a request to retain an executive session recording and directed AURA staff to retain it.

15. Executive Session

None

16. Adjournment

Chair Bunyard adjourned the meeting at approximately 5:23 p.m.



Paul Bunyard, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary