

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, OCTOBER 2, 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; and Corey Hoffmann, Legal Counsel
- 4. Approval of the Summary of Minutes – September 4, 2024 and September 13, 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**

None
- 8. Old Business**
 - A. Resolution AR-24-19 A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the First Amendment to the Redevelopment Agreement between Brick Development Company LLC and the Arvada Urban Renewal Authority

Commissioner Feret made a motion to approve Resolution AR-24-19.

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. Proposed 2025 Budget – Deb Nielson – Deputy Director of Finance, City of Arvada

Maureen Phair reviewed the budgets for the General Fund, Jefferson Center, Northwest Arvada, Ralston Fields, Olde Town Station, and Village Commons.

There was a discussion regarding the new legislation on limiting property tax increases, but this does not apply to new vertical construction. However, future increases to an existing property could be limited.

There was also a discussion related to property tax revenues being pledged to projects prior to the end of an urban renewal area's expiration.

No changes to the budgets were proposed. A public notice will be placed in the local paper ahead of the public hearing to be held at November's meeting to approve the budget.

10. Development Update

Maureen Phair provided the following updates:

Arvada Square Auto – The new owner reached out and is possibly interested in a façade grant.

Jiffy Lube – They are considering options for a façade update.

The Caroline – They have finished the second of three buildings with the final building opening early next year.

Garrison Garden Paseo – The ribbon cutting will be held October 30th at 3 pm.

Arvada Beer Hall – They have begun vertical construction. They plan to be open in May 2025.

Ralston Gardens – Construction is wrapping up in October and plan to hold a ribbon cutting ceremony soon.

There was a discussion around future projects and the pledging of revenues.

11. Public Comment – Five Minutes Limit

None

12. Comments from Commissioners

Commissioner Simpson updated on various City business and happenings including budgeting, the community survey, potential future ballot initiatives, the navigation center, and the Gold Strike Park grant award.

Several commissioners shared updates related to their families and personal travel.

13. Committee Reports

Chair Bunyard shared news from the City's Housing Advisory Committee including the lack of funding available to affordable housing projects.

Vice Chair Kazura shared the plans for the upcoming holiday season for the Olde Town Arvada BID.

14. Staff Reports

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

She reported that Carrie Briscoe facilitated a tour of Olde Town Arvada to the DRCOG Civic Academy. Ms. Briscoe is also participating in a panel discussion at the Colorado American Planning Association conference related to Planning adjacent careers.

15. Executive Session

Legal Counsel Hoffmann stated the need for executive session for Personnel Matters related to Maureen Phair and Instructions to Negotiators pursuant to the CRS 24-6-405(4)(e) and 24-6-405(4)(f).

Commissioner Simpson made a motion for the Board to go into Executive Session for reasons previously stated.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

16. Adjournment

Chair Bunyard adjourned the meeting at approximately 5:20 p.m.

Arvada Urban Renewal Authority

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Paul A. Bunyard

Paul Bunyard, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary