

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, FEBRUARY 5, 2025
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, Eli Feret, Lauren Simpson, Tim Steinhaus

Excused Absence: Daria Drago

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

Guests: Debra Bustos and Jariah Walker
4. **Approval of the Summary of Minutes – January 9, 2025 and January 23, 2025**

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

The following votes were cast on the Motion:
Voting Yes: Dolan, Bunyard, Kazura, Feret, Simpson, Steinhaus
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**

None
9. **New Business**
 - A. Resolution AR-25-03 Updated AURA Bylaws and Policies

Commissioner Simpson made a motion to approve the resolution.

The following votes were cast on the Motion:
Voting Yes: Dolan, Bunyard, Kazura, Feret, Simpson, Steinhaus
Voting No: None
The motion was approved.

B. Resolution AR-25-04 First Amendment to Reimbursement Agreement with Spicy Kitchen

Commissioner Simpson made a motion to approve the resolution.

The following votes were cast on the Motion:
Voting Yes: Dolan, Bunyard, Kazura, Feret, Simpson, Steinhaus
Voting No: None
The motion was approved.

10. Development Update

Paseo and The Caroline –

The commemorative plaques were placed for both projects highlighting AURA's past and present board members and other key stakeholders.

Construction on the Paseo's water feature has begun with completion anticipated in March.

The fence at the northern property line of the Arvada Flats building has been removed.

Underground Utilities (Alley) –

Xcel is making headway with the design and held a project walk to facilitate construction bids. The easement across the eastern boundary of 7611 Grandview is no longer in the plans.

Yukon Streetscape –

City review application to be submitted in March. Construction is expected in late summer.

Post Oak BBQ –

Completed pre-application meeting with the City. They will try to streamline DRC application using as much of the Footers' submission as possible.

The Shops at Ralston Creek –

It is now fully leased after eight years. FS8 (Pilates, yoga, weights) secured final space.

11. Public Comment

None

12. Comments from Commissioners

Chair Steinhaus made a tribute to Dana Crawford who was the visionary behind the preservation and restoration of Larimer Square, Lower Downtown Denver and Union Station as well as the Renaissance Plan for Olde Town Arvada. Maureen Phair added that most of the Renaissance Plan was implemented which is a rare feat for most cities.

He also walked the Board through the history on how Costco came to Arvada.

Treasurer Dolan reflected on her time serving on the AURA Board during her final meeting, expressing gratitude and bidding the Board farewell.

Commissioner Simpson announced the resumption of the City Manager recruitment process. She also provided updates on ongoing discussions, policy positions, and code revisions by other municipalities in response to the State's land use legislation passed last year.

13. Committee Reports

Chair Bunyard reported on the Housing Committee efforts.

14. Staff Reports

Maureen Phair directed the Board's attention to the 2024 year-end Flash Report included in the packet. She announced that the Greater Arvada Chamber of Commerce will host its annual dinner on February 28 and that Downtown Colorado Inc.'s annual conference will take place from April 1-3. She invited the Board to attend, noting that AURA's April Board meeting may be impacted. If necessary, the regular meeting could be rescheduled from the first Wednesday of April to the third Wednesday. Additionally, she informed the Board that the ULI Spring Meeting will be held in Denver in May and encouraged members to attend.

Corey Hoffmann announced that the Colorado Municipal League plans to restart its urban renewal subcommittee in response to renewed interest in urban renewal legislation.

15. Executive Session

- A. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Regarding 9731 W 58th Ave and the AURA Executive Director Position

Commissioner Steinhaus made a motion to go into executive session.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

16. Adjournment

Chair Bunyard adjourned the meeting at approximately 4:40 p.m.



Paul Bunyard, Chair

ATTEST:



Maureen Phair, Executive Director



Carrie Briscoe, Recording Secretary