

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, MARCH 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 4:00 p.m.
- 2. Roll Call of Commissioners**

Those Present: Chair Paul Bunyard, Vice Chair Peter Kazura, Debra Bustos, Daria Drago, Eli Feret, Lauren Simpson, and Tim Steinhaus

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

A. Oath of Office for Commissioner – Debra Bustos

Commissioner Drago moved to amend the meeting agenda to add a third item under New Business regarding the approval of the revised Notice of Environmental Use Restriction at Ralston Commons.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

- 3. Approval of the Summary of Minutes – February 5, 2025 and February 26, 2025**

Commissioner Simpson moved to approve the minutes.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

- 4. Public Comment of Issues not scheduled for Public Hearing – Three Minute Limit**

None

- 5. Public Hearing**

None

- 6. Study Session**

A. AURA History Presentation

Maureen Phair shared a slideshow that highlighted AURA's long history, including its projects and urban renewal outcomes.

7. Old Business

A. Brixmor Discussion

Brett Milke and Thomas Rubio from Brixmor joined the meeting via Zoom webinar.

Maureen Phair presented the current conditions and suggested improvements for the shopping center owned by Brixmor, located at the Northwest corner of Independence St and Ralston Rd. A proposed agreement of \$2.5 million includes plans to upgrade the building façade and repairs, upgrade the parking lot with added trees and landscaping, and improve the streetscape along the eastern border.

The agreement's terms remain uncertain, primarily due to the unclear status of re-tenanting the Goodyear space. Goodyear's lease expires at the end of 2026. For AURA to participate in façade upgrades, the space must be occupied by a food and beverage tenant. Brixmor recently proposed a two-phase improvement plan; the first phase would cover everything except the Goodyear space for \$2 million, followed by an additional \$500,000 upon finalizing the lease and completing improvements at the Goodyear location.

The AURA Board favored finishing all upgrades in a single phase, with payment due at completion. Brixmor contends that securing a new tenant two years prior to lease expiration is atypical, as most local tenants generally look for opportunities approximately one year in advance.

Currently, the interior remodel of King Sooper's is underway, and Brixmor is navigating the approval process for the exterior improvements with the City of Arvada.

The Board discussed several options, including a lease buyout for Goodyear, assistance finding a local tenant, and postponing the project until next year, closer to the end of Goodyear's lease. However, no final agreement was reached, and discussions are set to continue.

8. New Business

A. The Consolidated Mutual Water Company v. Richard A. Nuss, et al Ratification of Stipulation between Plaintiff and Defendants, City of Arvada and Arvada Urban Renewal Authority Agreement

Commissioner Simpson moved to ratify the agreement.

The following votes were cast on the Motion:

Voting Yes: Bustos, Bunyard, Drago, Kazura, Feret, Simpson, Steinhaus
Voting No: None
The motion was approved.

- B. Resolution AR-25-05 An Employment Agreement by and between the Arvada Urban Renewal Authority and Carrie Briscoe as Secretary and Executive Director

Commissioner Steinhaus moved to approve the resolution.

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

- C. Ralston Commons Revised Notice of Environmental Use Restriction (NEUR)

Commissioner Drago moved to approve the resolution.

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

9. Development Update

Carrie Briscoe presented the ongoing project and potential project lists by urban renewal area.

Maureen Phair shared the proposed façade improvements for Jiffy Lube.

She announced a potential redevelopment at the Extra Space Storage site in Olde Town Arvada.

Additionally, she presented recent real estate news regarding housing costs and retail.

10. Comments from Commissioners

Commissioner Simpson updated the Board on the City Manager hiring process for the City of Arvada. She also discussed Quantum Commons, the Mountain Rail project, plans for a new water treatment plant, the renewal of the solid waste contract, and developments concerning the Northwest Parkway.

11. Committee Reports

Commissioner Kazura provided updates on the various events of the Olde Town

Arvada BID. The BID is also adding more concrete barriers to keep pedestrians safe. On AEDA's Retention Committee, there is a discussion about creating job opportunities for those experiencing homelessness.

12. Staff Reports

Carrie Briscoe directed the Board to the January 2025 Flash Report.

She also updated the Board on the status of hiring a Redevelopment Manager. She announced the annual State of the City address on April 18 and reminded the Board that the April meeting was canceled so they could attend the annual DCI conference in Greeley. If necessary, a Board meeting may be held on April 16. She also confirmed attendance at the DCI and ULI conferences.

13. Executive Session

None


14. Adjournment

Chair Bunyard adjourned the meeting at approximately 6:10 p.m.



Paul Bunyard, Chair

ATTEST:



Carrie Briscoe, Recording Secretary