

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, MAY 7, 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

Absent: None

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

**A. Election of Officers**

Chair Bunyard relinquished the meeting to Executive Director Carrie Briscoe to conduct the election of Chair.

Commissioner Simpson moved to nominate Paul Bunyard for the position of Chair. There were no other nominations.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

Chair Bunyard resumed Chair duties and opened nominations for Vice Chair.

Commissioner Steinhaus moved to nominate Peter Kazura for the position of Vice Chair. There were no other nominations.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

Chair Bunyard opened nominations for Treasurer and moved to nominate Tim Steinhaus for the position; there were no other nominations.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

**B. Oath of Office for Elected Officers**

The Oaths of Office were administered by Carrie Briscoe.

**C. Committees – Housing, AEDA, BID, Finance**

Vice Chair Kazura will replace Chair Bunyard on the Housing Committee.

Commissioner Steinhaus will remain on the AEDA Committee.

Commissioner Simpson will replace Vice Chair Kazura on the Olde Town Arvada BID Committee.

Commissioner Steinhaus will remain on the Finance Committee; Commissioner Drago was appointed to the Finance Committee.

**3. Approval of the Summary of Minutes – March 5, 2025.**

Commissioner Simpson moved to approve the minutes.

The following votes were cast on the Motion:

Voting Yes: Bunyard, Bustos, Drago, Feret, Kazura, 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**

**A. AR-25-06 A Resolution Amending the Arvada Urban Renewal Authority Budget for Fiscal Year 2024**

Carrie Briscoe provided fiscal updates and answered clarifying questions regarding the Ralston Fields, Northwest Arvada, and Village Commons Urban Renewal Areas.

Commissioner Drago moved to approve the Resolution.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

**6. Study Session**

None

**7. Old Business**

- A. AR-25-07      A Resolution of the Board of Commissions of the Arvada Urban Renewal Authority Ratifying the Approval of the Thirteenth Amendment to the Amended and Restated Disposition and Development Agreement and the Second Amendment to the Purchase and Sale Agreement Regarding Phase 3 of the Property Identified in the Amended and Restated Disposition and Development Agreement, As Amended

Commissioner Drago moved to approve the Resolution.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

- B. Potential Deadline Extension – Creekside Townhomes

Carrie Briscoe provided an explanation for the need of up to two 90-day deadline extensions, detailing delays with Xcel approving utility easements surrounding the townhomes.

Chair Bunyard moved to authorize the Arvada Urban Renewal Authority to execute the two 90-day extensions

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

- C. Ralston Road (Diagonal) Sidewalks – Updated Design Cost

Carrie Briscoe asked for the Board's approval to allow the Arvada Urban Renewal Authority to accept a bid in the amount of \$89,280, an increase from the previously approved amount of \$76,800.

The Board discussed access to businesses in relation to this project, highlighting the need to reach out to potentially affected businesses.

Commissioner Steinhaus moved to the approve increased cost of \$89,280.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

#### **8. New Business**

- A. AR-25-08      A Resolution Authorizing Designated Arvada Urban Renewal Authority Officials to Act for and on Behalf of the Arvada Urban Renewal Authority Relating to Financial Transactions

Commissioner Simpson moved to approve the Resolution.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

#### **9. Development Update**

Carrie Briscoe provided an update on a potential rezoning of a property involving Extra Space Storage.

Carrie Briscoe provided an update on the Beer Garden project, highlighting the addition of a sign, planting of trees, and the details of a future play structure at the site.

Carrie Briscoe provided an update on the Post Oak project, sharing a scheduled Design Review Committee meeting on June 26th.

#### **10. Comments from Commissioners**

Commissioner Simpson updated the Board on the selection of a City Manager and discussed the priorities of the recent City Council retreat. Commissioner Simpson also recommended the scheduling of a Study Session presentation with City Council to discuss the basics of urban renewal after the 2025 election.

Chair Bunyard updated the Board on the Housing Committee's findings and recommendations for the forthcoming Land Development Code updates.

#### **11. Committee Reports**

None

#### **12. Staff Reports**

Carrie Briscoe directed the Board to the February and March 2025 Flash Reports.

She also updated the Board on the status of hiring a Redevelopment Manager, with the person in that position beginning on May 21st.

**13. Executive Session**

- A. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Regarding 9731 W 58th Ave

Commissioner Simpson moved to enter Executive Session.

The following votes were cast on the Motion:

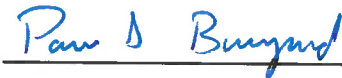
Voting Yes: Bunyard, Bustos, Drago, Feret, Kazura, Simpson, Steinhaus

Voting No: None

The motion was approved.

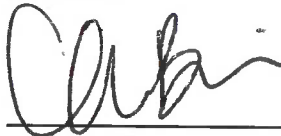
**14. Adjournment**

Chair Bunyard adjourned the meeting at approximately 5:45 p.m.



Paul Bunyard, Chair

ATTEST:



Carrie Briscoe, Recording Secretary