

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, JUNE 4, 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, and Lauren Simpson

Absent: Tim Steinhaus

AURA staff present: Carrie Briscoe, Executive Director; Alex Van Zante, Redevelopment Manager and Corey Hoffmann, Legal Counsel

Vice Chair Kazura moved to excuse Commission Steinhaus.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

3. **Approval of the Summary of Minutes – May 7, 2025.**

Commissioner Simpson moved to approve the minutes.

The following votes were cast on the Motion:

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

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**

None

7. **Old Business**

None

8. New Business

A. 2024 Financial Audit – Steve Sauer, Managing Director, Forvis Mazars

Steve Sauer provided the Board with an overview of the 2024 Financial Audit. Chair Bunyard asked if there was any feedback regarding internal controls of finances moving forward; Steve Sauer and City of Arvada Deputy Director of Finance Deb Nielsen detailed the internal controls already in place, and stated that they were fundamentally sound.

B. 58th Ave Streetscape – Century Link/Lumen Proposal

Carrie Briscoe provided an overview of the proposal from Century Link/Lumen, detailing the line items within the scope of work.

Commissioner Drago asked if the concrete restoration line item could be removed from the proposal; Carrie Briscoe stated she would look into that possibility.

Commissioner Simpson mentioned it would be worth considering a wrap around the pedestal to enhance public art.

Commissioner Simpson moved to authorize the Executive Director to approve up to \$33,000 for this project.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

9. Development Update

Carrie Briscoe provided an update the Ralston Commons project with projected timelines of completion for each building.

Carrie Briscoe provided an update on the Beer Garden project and gave an estimated opening date of early July.

Carrie Briscoe provided an update on the Extra Space Storage site, detailing the outcome of the pre-application meeting that occurred in May.

Carrie Briscoe provided an update on the Ralston Road Streetscape, sharing that the project will be posted for bid in June, with anticipated construction beginning in July or August.

Carrie Briscoe provided an update on the Yukon Streetscape and Post Oak projects, sharing that both projects will occur before the Olde Town Design Review Committee on June 26th.

Commissioner Simpson asked about the utility undergrounding project in Olde Town and mentioned that the affected business owners would be interested in a cost sharing agreement to repave the entirety of the alley.

Carrie Briscoe provided an update on the Tabernacle Church property, mentioning an impending Letter of Intent being signed for the site.

Commissioner Drago asked if a Study Session presentation has been scheduled with City Council to discuss urban renewal and gauge their interest in creating a new urban renewal area. Chair Bunyard stated that an agenda item on a future board meeting should be scheduled to look at the criteria needed to determine a new urban renewal area.

10. Comments from Commissioners

Commissioner Simpson updated the Board on a variety of topics, including a potential lodging tax at the Arvada Visitor's Center, the City of Denver's Gay Games host bid, the waste hauling contract with Republic Services, the Mayor's Reception for the Harvest Festival, and a letter for the Board to consider signing with the recent sale of the Arvada Press.

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 April 2025 Flash Report.

Carrie Briscoe also shared that she attended the 2025 Urban Land Institute Spring Meeting with Commissioners Bunyard and Kazura.

Carrie Briscoe also discussed the Arvada Economic Development Association's desire to expand into the studio area located on their side of the building. The Board discussed potential uses for the studio space if the Arvada Economic Development Association were to relocate.

The Board also discussed the possibility of cancelling the July 2, 2025, meeting due to its proximity to a city holiday. The Board agreed to cancel the July 2, 2025,

meeting if nothing was on the agenda.

13. Executive Session

None

14. Adjournment

Chair Bunyard adjourned the meeting at approximately 6:15 p.m.



Paul Bunyard, Chair

ATTEST:



Carrie Briscoe, Recording Secretary