

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, AUGUST 6, 2025
5603 YUKON ST, SUITE B, ARVADA, CO 80002**

REGULAR MEETING

- 1. Call to Order** – Chair 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, Tim Steinhaus, Eli Feret, and Lauren Simpson

Absent: Daria Drago

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

Commissioner Simpson moved to excuse Commissioner Drago.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

- 3. Approval of the Summary of Minutes – June 4, 2025**

Vice Chair Kazura moved to approve the minutes.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

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

Jordan Green expressed concerns regarding city expenses and potential infrastructure maintenance and replacement liabilities associated with AURA redevelopment projects.

- 5. Public Hearing**

None

- 6. Study Session**

A. Urban Renewal Area Formation Process, Roles, and Responsibilities – Corey

Hoffman, General Counsel

Corey Hoffman gave an overview of the urban renewal area formation process. The Board asked a handful of questions about the nuances of the urban renewal area formation process, including considerations for the number of blight factors in a study, potential conflicts of interest with developer-funded blight studies, and the board member expansion process.

B. City of Arvada Sub-Area Plans – Patty McCartney, Senior Planner

Patty McCartney gave a presentation on the City's sub-area planning efforts, providing an overview of the Square Lake, New Town, and Northwest Arvada sub-area plans. The Board discussed the annexation process as a potential consideration for the Square Lake and Northwest Arvada sub-area plans.

7. Old Business

None

8. New Business

A. AR-25-09 – A Resolution Authorizing Designated Arvada Urban Renewal Authority Officials to Approve an Estoppel Certificate Related to the Disposition and Development Agreement for the Arvada Hilton Garden Inn

Commissioner Simpson moved to approve AR-25-09.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

B. 58th Avenue Northside Streetscape Temporary Construction Easements

Carrie Briscoe detailed the purpose of the easements in relation to the 58th Avenue Streetscape project.

Commissioner Steinhaus moved to authorize Chair Bunyard to sign the temporary construction easements on the Board's behalf.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

9. Development Update

Carrie Briscoe requested approval to provide development updates by email in lieu of an in-person update for the sake of time. The Board had no objections.

10. Comments from Commissioners

Commissioner Steinhaus stated they will be missing the September and October meetings due to prior-planned business obligations.

Commissioner Simpson shared a variety of updates with the Board, including the story 7 News filmed in Arvada, a recent discussion around cold weather sheltering and its relation to Olde Town, and the upcoming City Council election. Commissioner Simpson also provided an update on the City's potential bid to host the 2030 Gay Games.

Vice Chair Kazura shared that they attended their first Housing Advisory Committee meeting.

11. Committee Reports

Vice Chair Kazura provided an update on the Housing Committee, sharing directives given to City staff to create an informational packet that provides insights into the housing market in Arvada.

Commissioner Simpson provided an update on the Olde Town Business Improvement District, sharing the recent successes of the Second Saturday and Fourth Friday programs, and the security improvements being discussed with the City in Olde Town.

12. Staff Reports

Carrie Briscoe shared that the AURA Finance Committee will be meeting in August to discuss the 2026 budget.

Alex Van Zante shared that board members were still eligible to register for the 2025 Fall ULI Meeting in San Francisco if they were interested in attending.

13. Executive Session

- A. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Regarding 5603 Yukon Street

B. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Regarding a Reimbursement Request Related to Redevelopment in the Olde Town Station Urban Renewal Area

Commissioner Simpson moved to enter Executive Session, pursuant to 24-6-402(4)(e).

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

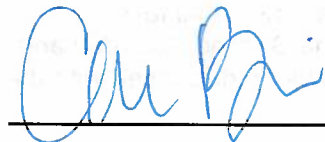
14. Adjournment

Chair Bunyard adjourned the meeting at approximately 6:30 p.m.



Paul Bunyard, Chair

ATTEST:



Carrie Briscoe, Recording Secretary