

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, SEPTEMBER 3, 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, Daria Drago, Eli Feret

Absent: Debra Bustos, Lauren Simpson, Tim Steinhaus

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

Commissioner Drago moved to excuse Commissioners Bustos, Simpson, and Steinhaus.

The following votes were cast on the Motion:

Voting Yes: Bunyard, Drago, Feret, Kazura

Voting No: None

The motion was approved.

Lauren Simpson arrived at approximately 4:40 p.m.

3. Approval of the Summary of Minutes – August 6, 2025

Vice Chair Kazura moved to approve the minutes.

The following votes were cast on the Motion:

Voting Yes: Bunyard, Drago, Feret, Kazura

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. Sub-Area Plan Recap and Discussion – Carrie Briscoe, AURA Executive Director

Carrie Briscoe provided a recap of the previous meeting's presentation on the City's sub-area planning efforts and asked the Board if there were any follow-up questions or thoughts.

Corey Hoffmann shared that a developer-initiated project would be presented at the next regular meeting for the Board's consideration of a potential new urban renewal area.

Chair Paul Bunyard and Commissioner Drago asked clarifying questions regarding the Board's expansion process if a new urban renewal area is created or if an existing plan is amended.

Commissioner Drago mentioned that it would be beneficial to have a strategy or timeline for the urban renewal area formation process moving forward.

The Board also asked about having a future retreat, agreeing that mid-February would be a good time of year to have it.

7. Old Business

None

8. New Business

- A. AR-25-10 – A Resolution Authorizing Designated Arvada Urban Renewal Authority Officials to Approve a Certificate of Completion to the Development Agreement for the Caroline Ralston Creek

Commissioner Simpson moved to approve AR-25-10.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

- B. Arvada Plaza Redevelopment Proposal – Luke Hazelwood and Thomas Rubio, Brixmor

Luke Hazelwood detailed the redevelopment proposal for the Arvada Plaza retail area, discussing façade and streetscape improvements at the site.

Commissioner Drago asked how this proposal compared to the previous one that was presented to the Board in 2024. Thomas Rubio provided an explanation for the changes from the previous proposal, highlighting a shift in prospective tenants at the site.

Chair Bunyard asked about potential landscape improvements in the site's parking lot. Thomas Rubio discussed their plan to swap out existing plants and trees with newer plants but stated Brixmor was limited with landscaping improvements in the parking lot due to their lease agreement with existing tenants.

Commissioner Simpson asked if the color palette of the façade improvements would tie in with the existing colors at the Arvada Beer Garden. Thomas Rubio stated that this is something they could do.

9. Development Update

Carrie Briscoe shared that the interior of the King Soopers at the Arvada Square location had been renovated and mentioned their grand opening that was recently held.

Carrie Briscoe mentioned that the 58th Avenue Streetscape project was posted for bid. Carrie Briscoe also mentioned that the diagonal streetscape project design was moving along, and that AURA staff would be meeting with the City to review the 30% design plans.

Carrie Briscoe provided various development updates for the Tabernacle Church, Spicy Kitchen, and the Yukon Streetscape project.

10. Comments from Commissioners

Commissioner Simpson mentioned that the Harvest Festival would be taking place on the first weekend of September.

11. Committee Reports

None

12. Staff Reports

Carrie Briscoe shared that the AURA Finance Committee met in late August to discuss the 2026 budget and mentioned the need to obtain a liability insurance policy for Board members.

Carrie Briscoe also mentioned the need to plan the AURA holiday party and asked if any Board members would be interested in planning the party. Commissioners Simpson and Feret volunteered to help plan the party, along with AURA staff.

Carrie Briscoe also mentioned the ongoing AURA website redevelopment to meet ADA compliance, and shared screenshots of what the redesigned website will look like once finished.

Corey Hoffmann provided a reminder about proper open meeting and email practices for the Board.

13. Executive Session

- A. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Regarding the Arvada Plaza Redevelopment Proposal
- B. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e) Regarding the Northwest Arvada and Jefferson Center Urban Renewal Areas.

Vice Chair Kazura moved to enter Executive Session, pursuant to 24-6-402(4)(e).

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

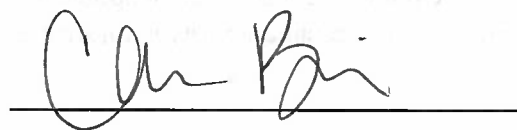
14. Adjournment

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



Paul Bunyard, Chair

ATTEST:



Carrie Briscoe, Recording Secretary