SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, OCTOBER 1, 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, Daria Drago, Lauren Simpson

   Absent: Eli Feret, 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 Feret and Steinhaus.

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

3. **Approval of the Summary of Minutes – September 3, 2025**

   Vice Chair Kazura moved to approve the minutes.

   The following votes were cast on the Motion:
   Voting Yes: Bunyard, Bustos, Drago, 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. Gold Strike Station Redevelopment Project Proposal – Tim McEntee, Hibernia Housing

Carolynne White and Bill Mahar provided a high-level overview of the project, discussing potential funding needs from the City and AURA, tenant mixes, and the development's proposed alignment with the City's sub-area planning goals.

Commissioner Simpson highlighted the need for a few additional parking spaces to activate the coffee shop within the building. Commissioner Simpson also asked about the project's projected timeline; groundbreaking in early 2027 was proposed.

Commissioner Drago asked if there are any environmental concerns on the land, Carolynne and Bill stated that introductory environmental studies have begun, but they don't anticipate finding any major environmental factors. The presenters also said they would share the previous community meeting feedback they had received on the project.

B. Proposed 2026 Budget – Deb Nielson, Deputy Director of Finance

Executive Director Carrie Briscoe provided an overview of the 2026 proposed budget, highlighting the budgets for each development area and AURA's general fund. The Board asked a handful of clarifying questions, but no changes to the budget were proposed.

Carrie Briscoe also detailed the budget process approval timeline, stating that the budget approval will go to the Board at the next regular meeting in November.

C. Arvada Plaza Streetscape – Carrie Briscoe, Executive Director

Carrie Briscoe provided streetscape improvement alternatives to the Board, stating that AURA would have to fund any improvements along the east side of the Brixmor property.

The Board agreed to direct AURA staff to get a proposal for two design options for the sidewalk, one that resembled what was previously presented by Brixmor, and one that features attractive hardscape in lieu of traditional landscaping if irrigation proves to be an issue.

D. 58th Avenue Streetscape Project Bid Award – Carrie Briscoe, Executive Director

Carrie Briscoe gave an update on the bids received for the 58th Avenue Streetscape project and detailed the next steps to execute a contract to begin construction.

9. Development Update

Carrie Briscoe shared that the Ralston Road Diagonal project design is underway with a 90% design expected in mid-November. Carrie Briscoe also shared updates on the Spicy Kitchen and alley utility undergrounding projects. Finally, Carrie Briscoe proposed a handful of dates for the Board to do a tour of the Ralston Commons multifamily project.

10. Comments from Commissioners

Commissioner Simpson provided updates on items going before City Council.

11. Committee Reports
None

12. Staff Reports

Carrie Briscoe outlined the AURA strategic planning process, and suggested November 17th as the date for the Board to meet.

13. Executive Session
None

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

Peter Kazura

~~Paul Bunyard~~, Chair
Peter Kazura

ATTEST:

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Carrie Briscoe, Recording Secretary