



PUBLIC NOTICE REGULAR MEETING

The Arvada Urban Renewal Authority (AURA) Board of Commissioners will hold its regular board meeting in person at 5603 Yukon Street, Suite B, Arvada, CO 80002, at **3 p.m. on Wednesday, December 3, 2025**.

Anyone wishing to attend virtually may register as follows:

Register in advance for this webinar:

https://arvadaco-gov.zoom.us/webinar/register/WN_IK_-hOlxTV-kPz3FcgSrBw



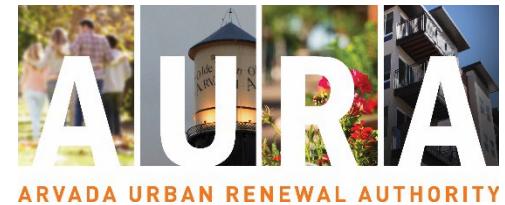
After registering, you will receive a confirmation email containing information about joining the webinar.

If you need assistance with the virtual webinar process or have questions or comments for the AURA Board regarding the agenda items, please contact cbriscoe@arvada.org prior to noon on December 3, 2025. A recording of the meeting will be posted on AURA's website following the webinar.

Agenda information is attached.

A handwritten signature in black ink, appearing to read "Carrie Briscoe".

Carrie Briscoe
Recording Secretary



REGULAR MEETING OF THE AURA BOARD OF COMMISSIONERS

5603 Yukon St, Suite B, Arvada, Colorado

3 p.m., Wednesday, December 3, 2025

AGENDA

REGULAR MEETING – 3 P.M.

- 1. Call to Order**
- 2. Roll Call of Members**
- 3. Approval of the Summary of Minutes – November 5, 2025**
- 4. Public Comment on Issues Not Scheduled for Public Hearing – Three Minute Limit**
- 5. Public Hearing – None**
- 6. Study Session – None**
- 7. Old Business**
 - A. Creekside Village Update – Steve Wilkie, Royal Oak**
- 8. New Business**
 - A. Jiffy Lube Façade Improvements Presentation – Jeff Kiersch, Griffin Fast Lube Companies**
- 9. Development Update**
- 10. Comments from Commissioners**
- 11. Committee Reports**
- 12. Staff Reports**
- 13. Executive Session**
 - A. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e), Regarding the Jiffy Lube Proposal in the Ralston Fields Urban Renewal Area.**
 - B. Legal Advice, Pursuant to CRS 24-6-402(4)(b), Regarding options for property acquisition in the City Center Urban Renewal Area.**
- 14. Adjournment**

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, NOVEMBER 4, 2025
5603 YUKON ST, SUITE B, ARVADA, CO 80002**

REGULAR MEETING

- 1. Call to Order** – Vice Chair Kazura called the meeting to order at 4:05 p.m.
- 2. Roll Call of Commissioners**

Those Present: Chair Paul Bunyard, Vice Chair Peter Kazura, Debra Bustos, Eli Feret, Lauren Simpson, Tim Steinhause

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

- 3. Approval of the Summary of Minutes – October 1, 2025**

Commissioner Simpson moved to approve the minutes.

The following votes were cast on the Motion:

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

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. Resolution AR-25-11 A Resolution Approving the Arvada Urban Renewal Authority Budget for Fiscal Year 2026**

Vice Chair Kazura moved to approve Resolution AR-25-11.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

- B. Resolution AR-25-12 A Resolution Appropriating the Arvada Urban Renewal Authority Budget for Fiscal Year 2026**

Commissioner Simpson moved to approve Resolution AR-25-12.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

6. Study Session

None

7. Old Business

A. AR-25-13 A Resolution Authorizing Designated Arvada Urban Renewal Authority Officials to Execute a Contract Related to the Yukon Street Improvements Project Change Order

Executive Director Carrie Briscoe provided background information on the project, highlighting recently discovered challenges with the road grade and drainage along Yukon Street, which requires the additional scope of work.

Commissioner Bustos moved to approve Resolution AR-25-13.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

Commissioner Drago arrived at 4:16 p.m.

8. New Business

A. AR-25-14 A Resolution Authorizing Designated Arvada Urban Renewal Authority Officials to Execute a Contract Related to the 58th Avenue Streetscape Project

Executive Director Carrie Briscoe detailed the bid submission results for the 58th Avenue Streetscape Project, sharing that four bids were received, ranging from \$774,000 to \$1,500,000.

Commissioner Drago moved to approve Resolution AR-25-14.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

B. AR-25-15 A Resolution Authorizing Designated Arvada Urban Renewal Authority Officials to Execute a Contract Related to the Independence Streetscape Project

Executive Director Carrie Briscoe shared an overview of this project, which would provide two designs for the streetscape in this area, with a construction bid to follow the completion of the design.

Commissioner Feret moved to approve Resolution AR-25-15.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

C. AR-25-16 A Resolution Authorizing Designated Arvada Urban Renewal Authority Officials to Execute a Contract Related to Strategic Planning

Executive Director Carrie Briscoe provided an overview of the Strategic Planning process with Economic and Planning Systems Inc., sharing that the first phase of the planning process would occur on November 17, 2025.

Vice Chair Kazura moved to approve Resolution AR-25-16.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

9. Development Update

Executive Director Carrie Briscoe shared that the Ralston Road Diagonal project design is nearing 90% completion and that AURA would be engaging with business owners impacted by the project to discuss the potential improvements. Executive Director Carrie Briscoe also shared that the developer for Creekside Village will be present at the next board meeting to discuss a potential amendment to their existing contract due to delays in receiving their vertical construction permits. Executive Director Carrie Briscoe provided an update on the alley utility undergrounding project in Olde Town, detailing that construction is imminent.

10. Comments from Commissioners

Chair Bunyard and Commissioner Steinhaus detailed their experiences at the 2025 ULI Fall Meeting in San Francisco.

Commissioner Simpson shared an update with the recent City Council election,

11. Committee Reports

Commissioner Steinhaus provided updates for the AEDA Committee, sharing information about the upcoming holiday party and the resignation of the Economic Development Manager.

Commissioner Simpson provided an update on the Gay Games selection, sharing that while Denver was not selected, the feedback received from the selection committee was overwhelmingly positive.

12. Staff Reports

Executive Director Carrie Briscoe shared an update on an Urban Renewal Authority Committee reconvening with the Colorado Municipal League. Executive Director Carrie Briscoe also asked for the board's approval to move the December board meeting to 3 p.m., the Board agreed to the time change. Executive Director Carrie Briscoe also directed the Board to the Flash Report within the meeting packet.

Redevelopment Manager Alex Van Zante shared an update on the AURA Holiday Party, providing details of when and where the holiday party will take place.

Corey Hoffman provided an overview of potential legislation changes that may be coming in the next legislative session that could affect how urban renewal authorities operate.

13. Executive Session

None

14. Adjournment

Vice Chair Kazura adjourned the meeting at approximately 5:09 p.m.

Paul Bunyard, Chair

ATTEST:

Carrie Briscoe, Recording Secretary

AURA Flash Report
Balances as of October 31, 2025

FOR DISCUSSION PURPOSES ONLY
UNOFFICIAL & UNAUDITED

CASH & INVESTMENTS

Wells Fargo Bank

	Account Balance	Hold	Net to AURA
General - Checking (0193)	629,341	-	629,341
Ralston Fields - Checking (4061)	2,227,010		2,227,010
Olde Town Station - Checking (0895)	1,768,272		1,768,272
Village Commons - Checking (0887)	578,656	-	578,656

First Bank of Arvada

2.00%	CD Maturity 10/11/2027 (4548)	363,487	% change from prior period	363,487
			0.51%	

CSIP

Ralston Fields Fund (9003)	14,332	0.3575%	14,332
Olde Town Station (9008)	1,111,270	0.3575%	1,111,270
Ralston Fields Fund (9009)	1,668,242	0.3575%	1,668,242

Wells Fargo Money Market

*Ralston Fields Fund	3,004,737	0.0005%	3,004,737
*Village Commons	1,094,295	0.3373%	1,094,295

NET CASH AVAILABLE TO AURA

12,459,641

REAL ESTATE OWNED

Date Acq.	Name	Address	Purchase Price	Debt/Discount	Net Value
2016	Arvada Square (only Lot 1 left)	9465 Ralston Road	4,963,065	4,963,064	1
2022	AURA Office Building	5603 Yukon St	1,175,000	0	1,175,000
2023	Hot Dog Building	7611 Grandview Ave	600,000	563,250	36,750

NET VALUE OF REAL ESTATE OWNED

1,211,751

LONG TERM PAYABLES

Loan	Loan Start Date / Term Date	Original Loan Balance	Payments	Current Loan Balance
Arvada Square	June 1, 2016 / June 1, 2028	5,000,000	3,679,819	1,320,181
Brooklyn's	January 1, 2016 / January 1, 2030	2,745,000	1,721,659	1,023,341
Wheat Ridge	2006/2026*	1,800,000	1,700,000	100,000
Ralston Commons	2024/2028	12,000,000	1,000,000	11,000,000

NET LONG TERM PAYABLES

\$13,443,522

LONG TERM RECEIVABLES

Loan	Loan Start Date / Term Date	Original Loan Balance	Current Loan Balance
Ralston Commons	July 11, 2024 / sale of the project or January 1, 2028	3,500,000	3,500,000
Ralston Commons (forgiveable 11/11/2026)	July 11, 2024 / sale of the project or January 1, 2028	5,000,000	5,000,000
Trolley Park (pending site change)	TBD	465,000	465,000
Ralston Gardens	January 3, 2024 / January 3, 2064 1% simple interest annually	215,190	215,190

NET LONG TERM RECEIVABLES

\$9,180,190

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GROSS INCOME & EXPENSES BY FUND As of October 31, 2025

	2025 BUDGET		Actual Revenues	Actual Expenses
	Revenue	Expenses	YTD	YTD
Ralston Fields	8,820,000	3,889,200	7,133,830	2,529,908
Olde Town Station	2,541,905	4,720,000	1,949,400	2,075,811
Jefferson Center	3,500,000	3,500,000	3,066,017	2,980,700
Northwest Arvada	25,000,000	25,000,000	24,104,871	23,084,870
Village Commons	675,200	174,847	588,640	130,846
TOTALS	40,537,105	37,284,047	\$36,842,758	\$30,802,135

GENERAL FUND EXPENSES As of October 31, 2025

Operating Expenses	2025 Budget	Expended YTD
	768,476	370,337

TOTAL EXPENSES

\$31,172,472

*1 payment due to the City of Arvada.