

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, JANUARY 7, 2026
5603 YUKON ST, SUITE B, ARVADA, CO 80002**

REGULAR MEETING

1. Call to Order – Chair Bunyard called the meeting to order at 4:02 p.m.

2. Roll Call of Commissioners

Those Present: Chair Paul Bunyard, Treasurer Tim Steinhaus, Debra Bustos, Daria Drago (4:07 p.m.), Eli Feret

Absent: Vice Chair Peter Kazura, Lauren Simpson

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

3. Approval of the Summary of Minutes – December 3, 2025

Commissioner Steinhaus moved to approve the minutes.

The following votes were cast on the Motion:

Voting Yes: Bunyard, Bustos, Feret, Steinhaus

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. Strategic Planning Update – Sarah Dunmire, Economic & Planning Systems

Sarah Dunmire presented a draft of the first phase of AURA's strategic plan based on feedback that was previously received at the strategic planning retreat in November. The Board provided suggested revisions to the strategic plan, including the mission statement, vision statement, and key priorities so that they align more closely with AURA's purpose and values.

Sarah Dunmire stated that the feedback received from the Board would be implemented into the strategic plan before the next meeting with the Board in February. Sarah Dunmire also shared details about phase two of the strategic plan, highlighting that it would be more detailed, action oriented, and would include timelines based on the feedback received from City Council at the joint dinner in February.

7. Old Business

- A. AR-26-01 – Second Amendment to Reimbursement Agreement with Spicy Kitchen

Commissioner Bustos moved to approve AR-26-01.

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

- B. AR-26-02 – Agreement to Amend/Extend Contract for 7611 Grandview Ave

Commissioner Bustos moved to approve AR-26-02.

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

8. New Business

- A. AR-26-03 – Establishing a Designated Public Place for the Posting of Meeting Notices

Commissioner Steinhaus moved to approve AR-26-03.

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

- B. AR-26-04 – Agreement with Lumen/Century Link for Telecommunications

Infrastructure Undergrounding

Commissioner Steinhaus moved to approve AR-26-04.

The following votes were cast on the Motion:

Voting Yes: Bunyard, Bustos, Drago, Feret, Steinhaus

Voting No: None

The motion was approved.

C. AR-26-05 – Olde Town Alley Utility Undergrounding Electrical and Fire Wall Design Agreement

Commissioner Steinhaus moved to approve AR-26-05.

The following votes were cast on the Motion:

Voting Yes: Bunyard, Bustos, Drago, Feret, Steinhaus

Voting No: None

The motion was approved.

9. Development Update

Executive Director Carrie Briscoe shared details about the Yukon streetscape project, stating that the final design would be submitted to the City in the coming weeks.

Executive Director Carrie Briscoe also shared development updates regarding the Tabernacle Church in Olde Town, saying that a Letter of Intent had potentially been signed for the building's use.

10. Comments from Commissioners

Treasurer Steinhaus proposed changing the regular meeting start time to 3 p.m. moving forward; no members that were present at the meeting opposed the potential change. Treasurer Steinhaus also suggested scheduling this item for approval at the next regular board meeting. Chair Bunyard suggested Executive Director Briscoe reach out to the two absent board members to get their opinion on the potential change.

11. Committee Reports

Treasurer Steinhaus provided an update for the AEDA committee, discussing details about Economic Development Director interview schedule.

12. Staff Reports

Executive Director Carrie Briscoe directed the Board to the Flash Report within the meeting packet, stating that a wrap-up of 2025 would be discussed at the next board meeting.

AURA Legal Counsel Corey Hoffmann discussed potential legislative changes in the 2026 legislative session that could affect transit-oriented developments.

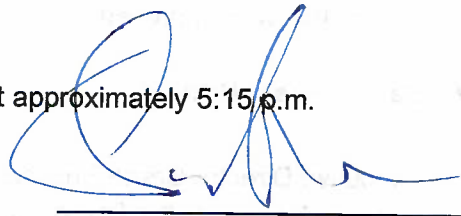
Redevelopment Manager Alex Van Zante shared that two trees would be removed later along Yukon Street in the coming weeks to assist with the future streetscape reconstruction.

13. Executive Session

None

14. Adjournment

Chair Bunyard adjourned the meeting at approximately 5:15 p.m.



Paul Bunyard, Chair

Timothy Steinhans, Acting
Chair

ATTEST:



Carrie Briscoe, Recording Secretary