

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING  
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS  
WEDNESDAY, FEBRUARY 4, 2026  
5603 YUKON ST, SUITE B, ARVADA, CO 80002**

**REGULAR MEETING**

1. **Call to Order** – Treasurer Steinhaus called the meeting to order at 4:00 p.m.
2. **Roll Call of Commissioners**

Those Present: Vice Chair Peter Kazura (4:02 p.m.) Treasurer Tim Steinhaus, Debra Bustos, Daria Drago (4:09 p.m.), Eli Feret, Lauren Simpson

Absent: Chair Paul Bunyard

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

Commissioner Simpson moved to excuse Chair Bunyard.

The following votes were cast on the Motion:

Voting Yes: Bustos, Feret, Simpson, Steinhaus

Voting No: None

The motion was approved.

3. **Approval of the Summary of Minutes – January 7, 2026**

Commissioner Feret moved to approve the minutes.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

Executive Director Carrie Briscoe asked the Board to consider a motion to excuse Commissioners Kazura and Simpson from the previous meeting since AURA staff failed to send a meeting invite.

Commissioner Bustos moved to excuse the absences of Commissioners Kazura and Simpson from the January 7, 2026 meeting.

The following votes were cast on the Motion:

Voting Yes: 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**  
None

**5. Public Hearing**  
None

**6. Study Session**

A. Independence Streetscape Design Presentation – John Kohl, Norris Design

John Kohl presented the proposed streetscape designs for this area, highlighting two distinct plans contingent on the presence of irrigation at the site. The Board provided directions to incorporate public art and hardscape features, but to also include landscaping where feasible, keeping long-term maintenance in mind.

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

Sarah Dunmire from Economic & Planning Systems was unable to attend the meeting, so Executive Director Briscoe provided an overview of the changes since the last Board meeting. The Board proposed a variety of revisions to the strategic plan, including the mission statement, vision statement, and key priorities so that they align closer with AURA's purpose and values.

The Board also discussed the parameters of the upcoming joint meeting with City Council; all Commissioners planned on attending outside of Commissioner Feret.

**7. Old Business**  
None

**8. New Business**

A. AR-26-06 – 2025 Financial Audit and Statements Reimbursement

Commissioner Bustos moved to approve AR-26-06.

The following votes were cast on the Motion:  
Voting Yes: Bustos, Drago, Feret, Kazura, Steinhaus

Voting No: None  
The motion was approved.

### **9. Development Update**

Executive Director Briscoe shared details about the Ralston Road diagonal project, stating that the City has received 100% design documents for review. Executive Director Briscoe also provided an update on the Ralston Road streetscape project, sharing that most of the work on the project has been completed, but there are still a few outstanding items yet to be completed.

Executive Director Briscoe also shared updates regarding Arvada Square Auto and the Tabernacle Church, saying that both projects would be scheduled for future Board meetings to discuss potential funding needs.

### **10. Comments from Commissioners**

None

### **11. Committee Reports**

Treasurer Steinhaus provided an update for the AEDA committee, sharing that the representative from AURA will transition to the Executive Director instead of a Board member, beginning in 2027.

### **12. Staff Reports**

Executive Director Briscoe directed the Board to the Flash Report within the meeting packet, sharing that a few budget items were being pushed to 2026 since they weren't completed in 2025. Executive Director Briscoe also reiterated the planned ULI and DCI conferences that Board members were eligible to attend.

AURA Legal Counsel Corey Hoffmann provided an update on a potential bill that may be considered during the current legislative session that would impact how urban renewal authorities operate.

### **13. Executive Session**

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

Acquisition in the City Center Urban Renewal Area

Commissioner Feret moved to enter into Executive Session.

The following votes were cast on the Motion:

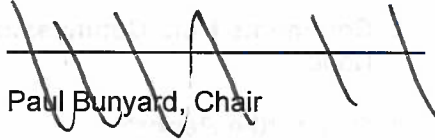
Voting Yes: Bustos, Drago, Feret, Kazura, Steinhaus

Voting No: None

The motion was approved.

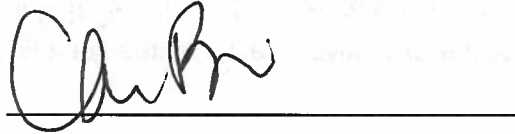
14. Adjournment

Treasurer Steinhaus adjourned the meeting at approximately 6:18 p.m.




Paul Bunyard, Chair

ATTEST:



Carrie Briscoe, Recording Secretary



PETER KAZURA Co-Chair