

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

REGULAR MEETING

- 1. Call to Order** – Vice-Chair Kazura called the meeting to order at 4:03 p.m.
- 2. Roll Call of Commissioners**

Those Present: Chair Paul Bunyard, Vice Chair Peter Kazura, Treasurer Tim Steinhaus, Debra Bustos, Daria Drago, Eli Feret, Lauren Simpson

Absent: None

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

- 3. Approval of the Summary of Minutes – February 4, 2026**

Commissioner Simpson moved to approve the minutes.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

Treasurer Steinhaus moved to amend the agenda to place items under New Business before the items under Old Business.

Executive Director Briscoe mentioned that the Tabernacle Church Redevelopment Proposal presentation would take place at a future meeting instead of this one since the presenter was absent.

The following votes were cast on the Motion:

Voting Yes: Bunyard, Kazura, Steinhaus, Bustos, Drago, Feret, 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. New Business

A. Tabernacle Church Redevelopment Proposal – Richard Sapkin, Edgemark

This item was not discussed and will be rescheduled for a future meeting.

B. Arvada Auto Square Redevelopment Proposal – Shiju Thomas, Relay Auto Hill

Shiju Thomas with Relay Auto Hill provided a presentation for the Board, detailing the proposed site improvements and financial request. The Board asked several questions regarding the building's façade materials, safety protocols, and landscaping improvements.

C. AR-26-07 – Amendment to AURA Bylaws Concerning Regular Meeting Times

Commissioner Simpson moved to approve AR-26-07.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

D. AR-26-08 – 7611 Grandview Ave. Contract Extension

Executive Director Briscoe provided the Board with background information about this item, detailing that an extension for this contract is needed due to required environmental testing for the site.

Treasurer Steinhaus moved to approve AR-26-08.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

E. AR-26-09 – Olde Town Arvada Alley Undergrounding Electrical Laterals

Executive Director discussed the need to approve this resolution to streamline the Olde Town alley undergrounding project, seeking the Board's permission to approve a contract amount up to \$550,000 for this project.

Commissioner Simpson moved to approve AR-26-09.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

8. Old Business

A. Triple M Construction LLC 58th Avenue Streetscape Improvements Contract Extension

Vice-Chair Kazura moved to approve a contract extension with Triple M Construction LLC for the 58th Avenue Streetscape Improvements project from March 31st to June 30th.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

B. Arvada Beer Garden Streetscape Contract Reconciliation

Executive Director Briscoe provided an overview of this item, detailing an agreement with the developer for this project stating that the developer would not be responsible for street improvement costs exceeding \$125,000.

Commissioner Drago asked who originally contracted with the consultant that led to the engineering failure that required the existing horizontal improvements to be demolished, and if wasn't AURA, why they weren't responsible for the financial repercussions.

Treasurer Steinhaus motioned to approve the reconciliation for \$163,496 for the scope of work performed and subsequent conversations for remediation of engineering errors.

The following votes were cast on the Motion:

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

Voting No: None

The motion was approved.

9. Development Update

Executive Director Briscoe shared details about the Ralston Road diagonal project, sharing that AURA staff have been reaching out to affected business owners to obtain necessary right-of-way acquisitions and temporary construction easements.

Executive Director Briscoe also shared an update on the Yukon Street Streetscape design, stating that the City would review the latest submission within the next few days.

Commissioner Drago asked if any progress had been made with a façade grant request made by Jiffy Lube; no follow up has been made from the site's property manager since the presentation that was given to the Board in January.

10. Comments from Commissioners

Commissioner Bustos and Treasurer Steinhaus commended AURA staff for the presentation given at the joint meeting with City Council in February.

Commissioner Simpson shared updates from recent City Council meetings.

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 shared that AURA staff and Commissioner Drago would be attending the upcoming Downtown Colorado Inc. conference in Grand Junction at the beginning of April, and the board meeting scheduled for April 1st would need to be moved to a later date.

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 a Redevelopment Proposal and an Existing Agreement in the Ralston Fields Urban Renewal Area

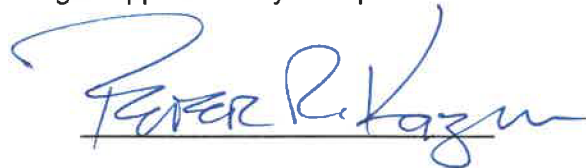
Commissioner Feret moved to enter into Executive Session.

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
Peter Kazura

ATTEST:



Carrie Briscoe, Recording Secretary