

**SUMMARY OF MINUTES OF SPECIAL BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, MAY 20, 2026
5603 YUKON ST, SUITE B, ARVADA, CO 80002**

REGULAR MEETING

- 1. Call to Order**
- 2. Roll Call of Commissioners**

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

Absent: Debra Bustos

Commissioner Simpson moved to excuse the absence of Debra Bustos.

The following votes were cast on the Motion:

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

Voting No: None

AURA staff present: Carrie Briscoe, Executive Director and Corey Hoffmann, Legal Counsel

- A. Oath of Office for Commissioner – Eli Feret
- B. Election of Officers
 - Chair – Peter Kazura
 - Vice Chair – Tim Steinhaus
 - Treasurer – Daria Drago
- C. Oath of Office for Elected Officers
- D. Committees – Housing, AEDA, BID, Finance, Comprehensive Plan: CAG

3. Approval of the Summary of Minutes – March 4, 2026, and April 15, 2026

Commissioner Drago moved to approve the minutes.

The following votes were cast on the Motion:

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

Voting No: None

4. Public Comment of Issues not scheduled for Public Hearing – Three Minute Limit

Comments received regarding 7611 Grandview Avenue and support was expressed for keeping the Burd's Nest tenancy.

5. Public Hearing – None

6. Study Session – None

7. Old Business

A. Strategic Plan

Finalized phase one of the Strategic Plan and will now embark on phase two with another working session.

8. New Business

A. Resolution AR-26-10

A Resolution of the Board of Commissioners of the Arvada Urban Renewal Authority Approving the First Amendment to the Executive Director's Employment Agreement

Commissioner Drago moved to approve AR-26-10

The following votes were cast on the Motion:

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

Voting No: None

9. Development Update

Carrie Briscoe provided updates on several projects within the Ralston Fields and Olde Town areas. At Ralston Fields, work continues with the Ralston Road Diagonal project, with easements and designs nearing completion and the project expected to go out for bid in July. Remaining improvements along the 58th Avenue Streetscape are focused on lighting, irrigation, and Ralston Creek signage. The Independence Streetscape Gap project is currently in the design phase. A tour of Ralston Commons is scheduled for next week. Briscoe also noted that Spicy Kitchen opened last week and was featured on the front page of the Arvada Press.

In Olde Town, Briscoe reported that the current owner of the Tabernacle property is looking to sell and may have a potential buyer. The parties remain interested in working with AURA as plans for the property continue to develop. Progress on the Olde Town Alley Utility Undergrounding project in the north alley has been slow but steady.

For the Yukon Streetscape project, the third-round submittal was submitted two weeks ago and is currently under review. Comments are expected within the next two weeks, with conditional approval anticipated shortly thereafter. Once approved, construction documents will be finalized, and the project will be released for bidding.

10. Comments from Commissioners

Vice Chair Steinhaus announced that he has officially moved into the City of Arvada. He also shared highlights from his recent attendance at the ULI Nashville conference.

Commissioner Simpson provided an update on recent Arvada City Council activities, including discussion of pooled public comments during hearings and the rescheduled hearing for a project near Candelas. She also noted ongoing planning efforts related to the Quantum Commons campus and the potential for a future mountain rail stop in Arvada.

Treasurer Drago shared observations from the ULI Nashville conference, particularly the city's significant growth and development. She also proudly noted that her daughter is graduating from high school.

Commissioner Feret celebrated the conclusion of the State legislative session and shared that his daughter is also graduating this year, from pre-pre-school.

Commissioner Bunyard reflected on his experience at the ULI Nashville conference, highlighting Nashville's vibrant music scene and culture.

Chair Kazura shared updates on end-of-school-year activities with his children and an upcoming visit from a family member.

11. Committee Reports

Vice Chair Steinhaus shared updates from the Arvada Economic Development Association including recently awarded façade grants and continues recruitment of the new economic development manager.

Commissioner Simpson shared updates from the Olde Town Arvada BID. Jean Gordon is currently serving as Interim Director while continuing in her role as Director of the Visitor Center. The Second Saturdays event series has begun, and the City is working to refresh the closed-street areas in Olde Town. New street murals are expected to be painted. Commissioner Simpson also noted that the annual Harvest Festival will not be held in Olde Town this year. In addition, the Olde Town Library is undergoing renovations and has temporarily relocated operations to Arvada K-8. She further shared that the library site was the location of the original King Soopers store and suggested that its historical significance may warrant future recognition.

Treasurer Drago reported that the Finance Committee recently met to review the 2025

audit. The auditors are expected to attend the next Board meeting to present the audit results and answer questions from the Board.

12. Staff Reports

Carrie Briscoe shared that AURA Redevelopment Manager Alex Van Zante recently welcomed his first child and is currently on paternity leave. During his absence, AURA has an opportunity to bring on an intern to assist with day-to-day responsibilities. Briscoe also noted that an opportunity to expand staffing is anticipated later this summer.

Briscoe reported that AURA recently provided DTJ Design with a tour of the Ralston Creek redevelopment area. She also noted that Councilwoman Rebecka Lovisone facilitated a community event focused on urban renewal.

Board members were directed to review the February and March 2026 Flash Reports included in the meeting packet. The Board also discussed member availability for the July 1 meeting.

Finally, Briscoe recognized AURA's attorney, Corey Hoffmann, for being named the Best Municipal Law Attorney in Colorado by the Denver Business Journal.

Hoffmann then provided an update regarding the Jefferson Center Metropolitan District's efforts to refinance its bonds. He explained that AURA is a party to a 2010 agreement related to the bonds and that the refinancing will not alter AURA's existing obligations. AURA's commitments under the 2010 agreement will remain unchanged.

13. Executive Session

- A. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e), Regarding a contract and potential projects in the Olde Town Station Urban Renewal Area
- B. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e), Regarding a contract and potential projects in the Ralston Fields Urban Renewal Area

Chair Kazura moved to enter Executive Session.

The following votes were cast on the Motion:

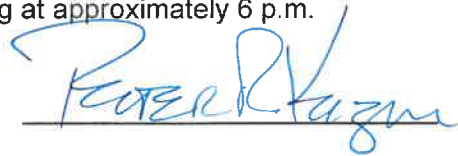
Voting Yes: Bunyard, Drago, Feret, Kazura, Simpson, Steinhaus

Voting No: None

The motion was approved.

14. Adjournment

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



Peter Kazura, Chair

ATTEST:



Carrie Briscoe, Recording Secretary