

**SUMMARY OF MINUTES OF REGULAR BOARD MEETING
ARVADA URBAN RENEWAL AUTHORITY BOARD OF COMMISSIONERS
WEDNESDAY, SEPTEMBER 2, 2026
5603 YUKON ST., SUITE B, ARVADA, CO 80002**

REGULAR MEETING

- 1. Call to Order** – Chair Kazura called the meeting to order at 3:31pm.
- 2. Roll Call of Commissioners**

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

Absent: None

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

- 3. Approval of the Summary of Minutes – August 5, 2026**

Commissioner Simpson moved to approve the minutes.

Treasurer Drago asked for clarification on how late arrival was noted in the August 5 meeting minutes, which was addressed by staff.

The following votes were cast on the Motion:

Voting Yes: Kazura, Steinhaus, Drago, Bunyard, Bustos, 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. Old Business**

A. Tabernacle Church New Owner Proposal – Nate Boyer & Sean Kulzer, Reforge

Development Group; Drew & Leah Watson, Hops & Pie.

Reforge Development Group presented their proposal for Tabernacle Church in the Olde Town Station Urban Renewal Area for adaptive reuse of the property as a restaurant space. Reforge's tenant partner, Hops & Pie owners Drew and Leah Watson, presented on their plans as tenants, provided background on their existing Hops & Pie location, and discussed their familiarity with Arvada as current residents.

Commissioners asked questions regarding market conditions, ownership of the building, and business plans for programming, scale, design and timeline. Reforge Development and the Hops & Pie owners provided more information on design of the building and estimated costs that may be eligible for AURA support.

Commissioners asked questions regarding the development team's financing plans and items within the estimated costs.

Staff will continue to work with the development team to understand their financial request, which may be presented at a later date.

B. Jiffy Lube Façade Reimbursement Proposal – Jeff Kiersch, Griffin Fast Lube Companies and Chad Hill, Hill Commercial Construction.

Jeff Kiersch and Chad Hill presented an updated version of their façade reimbursement proposal, integrating feedback from commissioners from the previous proposal. They also provided updated cost estimates for the project.

Commissioners asked questions about landscaping, collaboration with AURA on a streetscape project currently in design phase, outdoor seating, the façade design, and clarifying questions about the financial request for the project.

C. Creekside Village Loan Interest Discussion

Executive Director Briscoe discussed the Creekside Village project loan agreement, which the AURA Board approved at the August 5 board meeting. The developer for the project asked for a change to how interest is applied to the loan, requesting interest to be charged on the amounts drawn to date rather than the total of the loan. AURA staff asked for feedback from the Board on the request.

Commissioners asked questions regarding the account the money is held in, ability to earn interest until the draw occurs, legality of the proposed change, and staff's capacity to manage the change in structure.

Counsel Hoffmann expressed no legal concerns with the change in structure. The Board provided direction to allow the change as staff capacity allows. Executive Director Briscoe provided additional updates on the project's status with City approvals and permitting processes.

8. New Business

A. New Urban Renewal Area Progress Update.

Executive Director Briscoe provided updates on potential new urban renewal areas, including a presentation to City Council at the September 15th Study Session. The general timeline of the three priority areas was presented, including plans to release a request for proposals for an economic and land use planning consultant to begin studying the K-8 site after the City Council Study Session.

Commissioners asked questions regarding the urban renewal plan amendment process, expanding the Board to comply with state legislation, and the ability of an urban renewal authority to blight a property.

9. Development Update

Redevelopment Manager Alex Van Zante provided the development update. The Olde Town Alley Utility Undergrounding project is continuing to progress. Trenching in the alley is completed and the contractor began working on Grandview Avenue earlier in the week. The contractor installing the lateral connections will begin work next week.

For the 58th Avenue Streetscape project, staff met with the contractor and consultants recently. The contractor plans to mobilize in the coming weeks to install pedestrian lighting and signage to complete the project. For the Independence Street Gap Streetscape project, staff met with consultants to discuss the redesign of the project due to pushback from a property owner. The project is anticipated to go out to bid early next year.

Staff met with the owner of Arvada Square Auto recently to discuss their proposed façade improvements. They are working through permitting with the City and may attend the next meeting to provide an updated proposal.

The environmental study for the 7611 Grandview property is continuing, with the wells redeveloped this week. ERO Resources will work on the application to CDPHE for a no-action determination in the coming weeks.

Staff attended a kickoff meeting with staff from several City departments to begin the round-about project in the Village Commons Urban Renewal Area. An RFP will be released to work on the design in 2027 with construction anticipated to begin in 2028.

The Ralston Commons building in the Ralston Fields Urban Renewal Area is nearing completion, with the second building anticipated to open soon. Final plans for the Yukon Streetscape were submitted to the City on September 2nd, and the project is anticipated to go out to bid within a month. Commissioners asked questions about the trolley project, and staff provided updates that it is continuing to progress for siting at the original location.

10. Comments from Commissioners

Commissioner Simpson discussed the most recent City Council meeting in which Council approved a new metro district and approved the wildfire detection camera project.

11. Committee Reports

Vice Chair Steinhaus provided update on the recent Arvada Economic Development Association meeting that included a tour of an industrial area in east Arvada.

Commissioner Simpson reminded the Board of her request for someone to replace her seat on the Business Improvement District board due to time conflicts. Treasurer Drago offered to take the BID seat. Commissioner Simpson provided updates on the Olde Town paid parking study, including a recent community engagement meeting and continued work on determining next steps for the study.

Treasurer Drago mentioned the Finance Committee met recently to review and provide feedback on the draft budget which will be shared at the next Board meeting.

Commissioner Feret discussed the kickoff of the Comprehensive Plan Community Advisory Group.

12. Staff Reports

Executive Director Briscoe shared that the holiday party is scheduled for December 16th and that the committee needs to be assembled. Vice Chair Steinhaus and Commissioner Feret offered to be on the committee. The updated draft budget will be shared at the October board meeting for review. Executive Director Briscoe reminded commissioners of the opportunity to attend the September 15th Council Study Session when AURA staff are presenting and informed the Board of plans to

hire a full-time Redevelopment Specialist.

13. Executive Session

- A. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e), Regarding a Proposal in the Olde Town Station Urban Renewal Area
- B. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e), Regarding Outstanding Obligations Related to the Streetscape Construction at 9258 58th Place
- C. Instructions to Negotiators, Pursuant to CRS 24-6-402(4)(e), Regarding a Proposal in the Ralston Fields Urban Renewal Area

Commissioner Simpson moved to enter Executive Session.

The following votes were cast on the Motion:

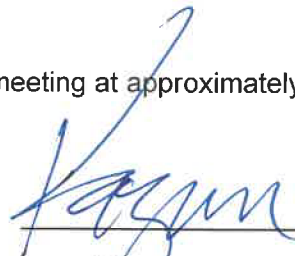
Voting Yes: Kazura, Steinhaus, Drago, Bunyard, Bustos, Feret, Simpson.

Voting No: None.

The motion was approved.

14. Adjournment

Treasurer Drago motioned to adjourn the meeting at approximately 6:09pm.



Peter Kazura, Chair

ATTEST:



Carrie Briscoe, Recording Secretary