



## AGENDA

### Planning and Economic Development Policy Committee

September 7, 2022

8:30 am

VIRTUAL MEETING

City of Aurora

15151 E Alameda Parkway

#### Public Participation Dialing Instructions

Call in Number: 1(408)418-9388

Access Code: 2498 789 8421

[Click here to join the WebEx meeting](#)

This meeting will be live-streamed on the city's YouTube channel. Watch at [YouTube.com/TheAuroraChannel](https://www.youtube.com/TheAuroraChannel)

Council Member Danielle Jurinsky, Chair

Council Member Dustin Zvonek, Vice Chair

Council Member Angela Lawson, Member

Council Goal: Be a great place to locate, expand and operate a business and provide for well-planned growth and development.

**Pages**

1. **Call to Order**
2. **Approval of Minutes** 1  
August 10, 2022 Draft Subject to Approval Councilmember Jurinsky
3. **General Business**
  - 3.a. **City Center Vision Update** 9  
Agenda long title: City Center Vision Update  
Staff source name and title: Daniel Krzyzanowski, Planning Supervisor  
Legal source name and title: Daniel Money, Senior Assistant City Attorney  
Estimated Presentation/discussion time: 10 / 5
4. **Miscellaneous Matters for Consideration**
  - 4.a. **Aurora Economic Development Council**  
NO REPORT

**4.b. Havana Business Improvement District**

NO REPORT

**4.c. Aurora Chamber of Commerce**

NO REPORT

**4.d. Planning Commission**

NO REPORT

**4.e. Oil and Gas Committee**

NO REPORT

**4.f. Business Advisory Board**

NO REPORT

**4.g. Retail**

NO REPORT

**4.h. Small Business**

NO REPORT

**4.i. Visit Aurora**

NO REPORT

**5. Confirm Next Meeting Date**

Tentatively scheduled for October 12, 2022, at 8:30 AM MT

**6. Adjournment**

**PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING**

**MINUTES**

**Date:** August 10, 2022

**Time:** 8:30 am

Members Present Chair: Councilmember Danielle Jurinsky, Vice Chair: Councilmember Dustin Zvonek, Councilmember Angela Lawson

Others Present Mayor Pro Tem Bergan  
Adrian Botham, Cathy DeWolf, Marisa Noble, Jessica Prosser, Becky Hogan, Gregg Johnson, Laura Perry, Dana Wilks , Tom Blevins, Rick Wells, Morgan Cullen, David Schoonmaker, Melissa Rogers, Kevin Hougen, Stephen Rodriguez, Bruce Dalton, Maria Alvarez, Andrea Barnes, Gregg Johnson, Daniel Brotzman, Diana Rael, Yuriy Gorlov, Sunny Banka, Huiliang Liu, Michelle Gardner, Jeffrey Moore, Cindy Colip, Jacob Cox, Brandon Cammarata, Andrea Amonick, Rachel Allen, Gayle Jetchick, Victor Rachael, Brian Rulla, Maria Alvarez, Jason Batchelor, Daniel Money, Brad Pierce, Tod Kuntzelman, Karen Hancock, Bob Oliva, Scott Berg, Jeannine Rustad, Mac Callison, Melvin E. Bush, Daniel Krzyzanowski, Julie Patterson, Mindy Parnes, Crystal Vigil

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**1. CALL TO ORDER**

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**2. APPROVAL OF JULY 13, 2022 DRAFT MINUTES–COUNCIL MEMBER JURINSKY**

**2.a.** The minutes were approved.

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**3. GENERAL BUSINESS**

**3.a. Introduction of New Management Assistant- Crystal Vigil**

Summary of Issue and Discussion:

Jeannine Rustad, Director of Planning and Development Services

Jeannine Rustad introduced Ms. Crystal Vigil. She has two years of experience in Aurora.

**Outcome:**

For information only.

**Follow-up Action:**

None required.

**3.b. Retail Redevelopment Policy Update**

*Summary of Issue and Discussion:*

Andrea Amonick, Development Services Manager; Bob Oliva, Retail/Commercial Supervisor / Rachel Allen, Client Group Manager/Brian Rulla, Assistant Attorney II

Mayor Pro Tem Bergan and Andrea Amonick presented this item. Aurora has an incentive program for retail focused on improving properties. However, there is a need to close a gap in bringing in tenants to vacant sites, which the city has heard from brokers, retailers, and property owners. The policy update will focus on increasing the emphasis on re-tenanting, reconfiguring, and or rehabilitating spaces or properties to accommodate new and desirable tenants. All incentives are reviewed by Council individually and this policy merely serves as guidance; it does not require a legislative change. Almost two-thirds of the general fund revenues, come from retail sales taxes. Incentives or rebates will be up to 30% of project costs. The portion of new taxes available is generally capped at 50% of the sales tax. This means that the city will still receive the benefit of any new economic development resulting from the incentives. The incentives will also be capped at the lesser of ten years or the life of the new tenant lease. The policy update will also put forward the goal of new revenue generation.

**Outcome:**

CM Jurinsky and CM Zvonek approved this item to move forward to Study Session.

**Follow-up Action:**

Staff will add this to the August 15<sup>th</sup> Study Session.

**3.c. Aerotropolis District /Northeast Aurora Development Update**

*Summary of Issue and Discussion:*

Mindy Parnes, Long Range Planning Manager/ Mac Callison, Transportation Planning Supervisor / Dan Money, Senior Assistant City Attorney

Mindy Parnes presented this item. Former Council Member (CM) Gruber initiated an effort to brand Aerotropolis-and rename the primary entry as Aerotropolis Parkway. Through a coordinated effort with Public Works, Planning, and ARTA, the former Harvest Interchange at I-70 will now be Aerotropolis Parkway Interchange. Another connection being refined by property owners, developers, Public Works, and Planning is the Aerotropolis Parkway’s connection to DEN Airport. M. Parnes discussed the developments in Northeast Aurora. There is a total

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projected growth of 37,000 units yielding a population of about 98,000 people. There are millions of square feet of proposed commercial and 13,820 acres of proposed industrial.

High Point has 299 acres residential, 126 acres mixed, 126 acres commercial, and 326 acres of industrial proposed. Painted Prairie has 644 acres and 44,200 planned units. The town center, which is 59 acres, is already underway. They have also constructed about 400 homes and initially constructed the park to attract new builders. Aurora Highlands has 2,500 acres and 12,000 planned units. 360 units are under consideration and construction. They are also proposing a medical campus and commercial along the main street. Green Valley has 588 acres and 2,600 planned units which 350 of are under construction. They also have a senior housing component. Windler has 840 acres, 5,000 planned residential units, and 223 acres of industrial, commercial, and mixed-use. Their master plan with amendments and site plans are currently in process. Fulenwider has 726 acres of planned industrial, mixed-use, and multi-family. They have 1,200 multi-family units planned. The Gaylord Rockies Resort is planning its second phase which would be a 20% increase. The Rockies Village is planned to have residential and commercial to support the development. Porteos initiated and negotiated the access to DEN Airport as one of the first industrial pioneers in the area. They have 750 acres. JAG Logistics is within Porteos and is a great partner in the city and their connection with aviation support.

Around the I-70 area is the Majestic Commerce Center which has 1,600 acres and 11 million square feet of industrial with 6 million acres already constructed. Aurora Commerce Center has 153 acres with industrial buildings ranging from 130,000 to 600,000 square feet. Stafford Logistics also has industrial buildings ranging from 130,000 to 600,000 square feet. Prologis Park 70 has 571 acres with large-scale industrial buildings. To the South of I-70 is the Horizon Town Center. The Horizon Development has 7,700 planned residential units. They are proposing 3.6 million square feet of mixed-use and commercial development.

- CM Jurinsky asked where the District 4 Police Station will be located. J. Batchelor explained that they are looking at different locations for all facilities including police, fire, parks, and libraries as part of the Capital Improvement Master Plan.
- CM Zvonek asked where they will put the Bronco Stadium. J. Batchelor said that it may be off of 64<sup>th</sup> Avenue as it is made to be an entertainment and destination district. He added that being near the Gaylord Rockies and Painted Prairie Town Center would be a good location for that asset.
- CM Jurinsky stated that all the developments are incredible, and they cannot wait to see them built up.

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**Outcome:**

Information only.

**Follow-up Action:**

None required.

**3.d. Aurora Economic Development Strategy**

*Summary of Issue and Discussion:*

Daniel Krzyzanowski, Planning Supervisor, and Jennifer Orozco, Senior Development Project Manager, Planning and Development Services Department / Daniel Money, Senior Assistant City Attorney

Daniel Krzyzanowski presented this item which outlines a proposal to develop an Economic Development Strategy for Aurora. Economic Development is the attraction, retention, and growth of jobs and investment in the city. Aurora has had successes in attracting and growing development and jobs. The strategic planning approach allows Aurora, its partners, and stakeholders to have the opportunity to carefully look at the economy and opportunities in a comprehensive and collaborative way. This strengthens connections and coordination between the city and its stakeholders. The strategy is part of the Aurora Places Comprehensive Plan.

The desired outcomes are to strengthen and diversify the economy, grow the number of jobs and incomes, look at the practical tools of policies, practices, and resources available, attract new employers and investments to come into Aurora, and continue to cultivate established businesses in Aurora. The first step of the process includes reviewing economic conditions, existing resources and organizations, and best processes. Staff will develop an economic existing condition study and research on successful approaches to growth and development that are responsive to current trends. The next step is to engage stakeholders through interviews, focus groups, public meetings, and forums. Information received will shape strategic goals and recommendations. These will be brought back to the community to ensure coordination and collaboration. Primary partners include those directly related to economic development such as AEDC, Chamber of Commerce, Visit Aurora, SBDC, and others. They will also be invited to serve on the steering committee to provide data and input. Additional stakeholders include major employers, school districts, industries, and retailers. Staff also wants to look at the opportunities and resources that the state may provide in addition to regional resources. The general public, including residents, businesses, and development communities, will also be consulted.

The project will be led by city staff and a consultant will be brought in to support the process. The consultant will provide subject matter expertise on economic development and facilitate stakeholder engagement sessions. A budget request for the consultant will be sent to Council.

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- CM Zvonek highlighted the importance of having a goal envisioned for economic development with which the core strategies and tactics would stem to ensure the success of the overall effort.

**Outcome:**

CM Jurinsky and CM Zvonek approved this item to move forward to Study Session.

**Follow-up Action:**

Staff will move this item to September Study Session

**3.e. A Resolution in Support of Enhanced Design Guidelines for Chase Drains**

*Summary of Issue and Discussion:*

Victor Rachael, Deputy Director of Public Works Engineering / Michelle Gardner, Sr. Assistant City Attorney

Mayor Pro Tem Bergan and Victor Rachael presented this item. Staff has been working with the public, particularly in Southeast Aurora, regarding drainage concerns. In line with this, they are putting forward a resolution to support revisions in the Roadway Manual. The manual is expected to be published in fall or winter of 2022 following engagement with the development community and revisions. The update will allow flexibility and affordability to homeowners that would want to install chase drains. Determination if a chase drain will be required is done at the time of development. The resolution will reduce the threshold from three units flowing towards the sidewalk to two units, at which point a chase drain is required. In addition, if there are two sump pumps pumping water into the side yard swale, a chase drain would be required / installed. Additionally, Aurora Water created a waterwise program that includes eliminating grass or curbside landscaping and replacing it with water-wise landscaping. These also help with some drainage concerns. An acknowledgement to this program is included in the resolution. Aurora will work with the development community and builders to investigate and address drainage issues within a 12-month period after the purchase of a home.

- Mayor Pro Tem Bergan mentioned that they will talk to Legal to ensure that those that regrade their yard would not qualify. V. Rachael confirmed this. He explained that when a home is built, there is an approved grading plan. They will ensure that builders are not penalized if homeowners made changes that were not approved or have an effect on the issue at hand.

**Outcome:**

CM Jurinsky and CM Zvonek approved this item to move forward to Study Session.

**Follow-up Action:**

Staff will add this item to the agenda for a future Study Session.

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#### 4. MISCELLANEOUS MATTERS FOR CONSIDERATION

##### 4. a. Aurora Economic Development Council

Yuri Gorlov expressed his support for the Economic Development Initiative and presented the updates from the Aurora Economic Development Council (AEDC). Aurora has gone from having three business parks 20 years ago to more than two dozen that are actively pursuing users. This is a testament to general economic growth from marketing and promoting Aurora as a competitive city of business on a national and global scale. In 2022, the EDC has closed eight deals including a coffee roaster, 5G pole manufacturer, and smart pallet start-up. These deals will bring more than \$2 billion of capital investment into the city and create millions of dollars of tax revenue. The Council is currently working with 14 companies that could potentially come to Aurora.

An economist from CU mentioned that there are major headwinds coming. However, there is a silver lining for companies and industries that have not been at the forefront such as those in the fintech and mortgage industries that hired more people and are now starting to lay several people off. Aurora is not seeing the same trend given that it is not a work-from-home city. AEDC thinks that companies will pull money from their cash reserves to invest and build. Given that Aurora has the available portfolio of land and developments, this will be an advantage. There are developers from California, Minnesota, and other Midwestern states that are interested in Aurora because it is a different market. Despite Aurora being more expensive, companies enter these markets to grow their market share and hire skilled people.

Industrial lease rates are continuing to rise, but office rates have held steadily. Vacancy rates are not as high as the reported 50 to 70% for Downtown since Aurora has a smaller office market and tech center. In Aurora, there are still lots of companies leasing and subleasing. AEDC will sponsor an event at the Gaylord next week about data centers. They will share information regarding Aurora's incentive attraction program and all the capabilities available for data centers.

- CM Zvonek commented that companies go after a more educated and skilled workforce and the low taxes in Colorado despite the higher costs of living. Gorlov mentioned that the tax environment is good, and the skills are diverse. He commented that education attainment levels in Aurora have climbed, and this is something they talk about to software development and aerospace-related companies. He added that they had conversations with those in the automotive industry including Rivian, an electric vehicle manufacturer. He mentioned that they were looking at Aurora because of its engineering concentration, especially in Ward VI.



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**4.b. Havana Business Improvement District**

- Chance Horiuchi:  
NO REPORT

**4.c. Aurora Chamber of Commerce**

- Kevin Hougen:  
NO REPORT

**4.d. Planning Commission**

- Melvin Bush:  
NO REPORT

**4.e. Oil and Gas Committee**

- Brad Pierce:  
NO REPORT

**4.f. Business Advisory Board**

- Garrett Walls  
NO REPORT

**4.g. Retail**

- Bob Oliva  
NO REPORT

**4.h. Small Business**

- Elena Vasquez:  
NO REPORT

**4.i. Visit Aurora**

- Bruce Dalton  
NO REPORT

Staff submitted a ticket to IT regarding technical issues.

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**5. CONFIRM NEXT MEETING DATE**

Councilmember Jurinsky confirmed next meeting date of September 7, 2022 at 8:30 AM.

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**6. ADJOURNMENT**

APPROVED: \_\_\_\_\_  
Danielle Jurinsky, Committee Chair



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> City Center Vision Update
<b>Item Initiator:</b> Daniel Krzyzanowski, Planning Supervisor, Planning and Development Services
<b>Staff Source/Legal Source:</b> Daniel Krzyzanowski, Planning and Development Services / Daniel Money, City Attorney's Office
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 5.2--Plan for the development and redevelopment of strategic areas, station areas and urban centers

### COUNCIL MEETING DATES:

**Study Session:** N/A

**Regular Meeting:** N/A

### ITEM DETAILS:

- Agenda long title: City Center Vision Update
- Staff source name and title: Daniel Krzyzanowski, Planning Supervisor
- Legal source name and title: Daniel Money, Senior Assistant City Attorney
- Estimated Presentation/discussion time: 10 / 5

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### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- |   |  |
|---|--|
| <input type="checkbox"/> Approve Item and Move Forward to Study Session   | <input type="checkbox"/> Approve Item as proposed at Study Session   |
| <input type="checkbox"/> Approve Item and Move Forward to Regular Meeting   | <input type="checkbox"/> Approve Item as proposed at Regular Meeting |
| <input checked="" type="checkbox"/> Information Only  |  |
| <input type="checkbox"/> Approve Item with Waiver of Reconsideration<br>Reason for waiver is described in the Item Details field. |  |

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### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** Planning & Economic Development

**Policy Committee Date:** 5/12/2021

### Action Taken/Follow-up: *(Check all that apply)*

- |  |  |
|--|--|
| <input type="checkbox"/> Recommends Approval | <input type="checkbox"/> Does Not Recommend Approval |
|--|--|

Forwarded Without Recommendation

Recommendation Report Attached

Minutes Attached

Minutes Not Available

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**HISTORY** *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The City Center Vision planning process was initiated in 2020 in response to development interest in the area. At that time, a new development proposal for the Metro Center property had been submitted for review, while the Aurora Town Center had redevelopment plans for a portion of the site, the first of what is likely to be a long-term effort to further develop and enhance the mall site. While the city has identified the area as a critical location and a portion of the study area has an urban renewal plan (2009) in place, there is not a documented vision and master development framework for the full study area against which to evaluate development proposals, incentives requests, and infrastructure investments.

To help shape and support this development interest, the city initiated a planning process to develop a vision and development framework for the area. Stakeholder and public input has been gathered through a series of virtual meetings and online surveys. An initial draft plan was posted for public review and comment last year.

The Planning and Economic Development (PED) Policy Committee was last briefed on the project on May 12, 2021. At that meeting, staff provided an overview of the public outreach completed and planned to date and previewed draft content, including a vision statement, guiding principles and characteristics for future development, and recommended action steps to implement the vision. (Meeting minutes are attached.)

The Planning and Zoning Commission and Housing, Neighborhood Services, and Redevelopment Policy Committee received the same presentation at their meetings in April and May 2021. (Meeting minutes are attached.)

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**ITEM SUMMARY** *(Brief description of item, discussion, key points, recommendations, etc.)*

Despite a delayed start due to Covid-19, the project was initiated in 2020. The project team has facilitated the steering committee and community engagement process, as well as started development of guiding principles and articulation of the community's vision for future development in the area. Key elements of the process include:

*Steering Committee*

The project is supported by a steering committee whose role is to provide oversight on process and input on key issues. The steering committee is comprised of City Council representatives, Planning and Zoning Commission representatives, major property owners (including Metro Center and Town Center at Aurora), nearby residents, RTD and Arapahoe County, and city staff. The steering committee has met periodically throughout the project and has been briefed on all aspects of the planning process. The steering committee is scheduled to review the draft recommendations at their meeting on April 8, 2021.

*Community Engagement*

The city hosted virtual public meetings in late Summer and Fall 2020. At these online events, participants learned about opportunities for growth and development in the City Center area, as well as similar urban development in other area cities, including Downtown Westminster and Bel Mar in Lakewood. Speakers included Visit Aurora, AEDC, representatives from Parkside at City Center, and city staff. At a second public meeting, participants were invited to provide input into their desired development character and activities for the area.

Additionally, the city asked for community input through an online survey that was open to the entire Aurora community and available in English and Spanish. Over 860 responses were received and provided the project team with a wealth of information on key topics that are important to the community. There was a lot of support for an active "downtown" district at City Center that included a wide variety of uses and activities. Unique or locally-owned businesses were especially desirable as were high-quality public parks and plazas. Respondents supported the idea of a "park once and walk" type of district that was safe, convenient, and comfortable to move throughout the district.

*Plan Development*

Staff developed a first draft of the City Center Vision document, which includes a vision statement, guiding principles, and series of recommendations to support implementation of the city’s vision for the area. The recommendations fall into four major categories:

1. Vision and development framework  
This section articulates and illustrates the city’s vision for the future of the City Center area through a vision statement and guiding principles. It also describes the preferred land uses and district character, as well as recommendations for key locations within the area.
2. Zoning and development standards  
This section provides zoning and development standards that provide regulatory direction that supports the vision. These standards address density and height, building design and placement, street design and connectivity, pedestrian and bicycle facilities, parking design, and integration of public parks, plazas, and open spaces, and other development considerations.
3. Financial framework  
This section describes the toolkit of public incentives or support available to the city or future developers and outlines the types of development or infrastructure that City Council *may* consider for public support.
4. Organizational framework  
This section highlights the value of branding and identity to the district and recommends shared benefits of formal organization of business and property owners in the district.

This initial draft was posted online for public review and comment. Feedback on that draft was generally positive and supportive of the vision and recommended action steps.

At the September 7 committee meeting, staff’s presentation will provide a brief overview of the project, outline the draft plan’s major elements, and proposed next steps toward completing the plan.

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## QUESTIONS FOR COUNCIL

Should staff proceed with the stakeholder and community outreach and bring forward a final draft plan for City Council review and consideration?

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## LEGAL COMMENTS

The City Manager shall be responsible to the Council for the proper administration of all affairs of the City placed in his charge and, to that end, shall have the power and duty to make written or verbal reports at any time concerning the affairs of the City under his supervision upon request of the Council. (City Charter § 7-4(e)) (Money)

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## PUBLIC FINANCIAL IMPACT

YES       NO

**If yes, explain:** N/A

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## PRIVATE FISCAL IMPACT

Not Applicable       Significant       Nominal

**If Significant or Nominal, explain:** N/A



**Planning and Economic Development  
MINUTES**

**Date:** April 14, 2021  
**Time:** 8:30 am

**Members Present** Marsha Berzins, Dave Gruber, Angela Lawson

**Others Present** Councilmember Curtis Gardner, Councilmember Francoise Bergan

Aja Tibbs, Allison Hiltz, Andrea Amonick, Andrea Barnes, Becky Hogan, Bob Gaiser, Bob Oliva, Brad Pierce, Brandon Cammarata, Brian Rulla, Brianna Medema, Bruce Dalton, Caine Hills, Cathy DeWolf, Cesarina Dancy, Chad Argentar, Chad Argentar, Chance Horiuchi, Chris Dodson, Cindy Colip, Claire Dalby, Commander Lanigan, Curtis Bish, Curtis Gardner, Daniel Brotzman, Daniel Krzyzanowski, Daniel Money, Danielle Hufford, Danielle Hufford, Danielle Hufford, Debbie Bickmire, Dennis Lyon, Diana Rael, Elena Vasconez, Eric Sakotas, Frank Butz, Gayle Jetchick, George Adams, Haley Busch Johansen, Heather Lamboy, Jacob Cox, Jake Zambrano, Jason Batchelor, Jennifer Orozco, Jessica Prosser, Jose Rodriguez, Joshua King, Julie Patterson, Karen Hancock, Kelly Bish, Kevin Hougen, Kristin Tanabe, Marisa Noble, Melissa Rogers, Melvin Bush, Michael Pate, Michelle Gardner, Mike Dean Mike Franks, Mindy Parnes, Morgan Cullen, Nancy Freed, Nicole Wojtkiewicz, Nikki Huggins, Rachid Rabbaa, RD Sewald, Sarah Wile, Scott Berg, Stephen E Rodriguez, Stu Hinton, Tay Costa, Thomas Blevins, Tim Joyce, Tod Kuntzelman, Trevor Vaughn, Victor Rachael, Will Polk

**1. Call to Order**

**2. Approval of Minutes**

**2.a March 10, 2021 Draft Minutes - Council Member Berzins**

March 10, 2021 minutes were approved with recommendation to spell out acronyms initially.

**3. General Business**

**3.a Solutions to Improving Public Works -Engineering Development Review Performance Metrics**

Summary of Issue and Discussion:

Cindy Colip, Public Works Director & Victor Rachael, Deputy Director Public Works Engineering

- Cindy & Victor presented a broad overview of Public Works, current workflow processes, staff challenges and approaches with steps to improve performance metrics at the management level. There was also a discussion regarding partnering with the development community to discuss upcoming projects to help with forecasting workload.
  - Councilmember Berzins asked about timing once an application is submitted or if the applicant makes a mistake how quickly is the applicant notified? Victor responded once the application is received various departments review to confirm it includes all the information requested by the city. Victor added the new Accela software program will allow the process to be more transparent.
  - CM Berzins asked if they need more staff. Victor responded yes.
  - CM Lawson asked what gap issues are contributing to the low percentage rate on the within 5 days review period? Cindy responded it is resources and staffing in large part.
  - CM Gruber asked if it would be helpful for the applicant to have a better defined master and site plan process Victor responded they are continuing to work with planning through the Unified Development Ordinance (UDO) on technical terms. Currently they have specific criteria when you go through of a master plan process versus a site plan process.
  - CM Bergan related an instance where a constituent became frustrated by the multiple comment exchanges that carried on for months. Victor responded that issue will be address in the presentation.
  - CM Berzins asked if they have a project manager for each project or by project size to manage plan comments to ensure issues are addressed and applications are not hung up? She commented that it is the back and forth comments that are frustrating the applicants. Victor responded in Public Works Engineering they have a goal and proposal to have supervisors and managers engaged earlier in the process. Jason Batchelor added that ODA

provides the project management. Nancy Freed added that Tod Kuntzelman looks at the overall process and helps with integrating the process and process improvements.

- CM Bergan asked about the metrics for on-time performance and review within 5 days review. Is there is a correlation between the review times and workload? Victor responded they balance the workload between staff and utilize Bohannan Huston and HR Green to catch up at times of increased workloads.
- CM Lawson asked if the consultants will be utilized on an ongoing basis to hit the metrics or just short term? Victor responded it is temporary. They want to retain the consultants to get through some of the high-volume periods. Cindy added they will be working with the development community for leading indicators to help project staffing needs.
- CM Berzins asked if the late comments are because it goes through so many hands? Victor responded on the civil plan side that comes through Public Works, it's only one staff member, their supervisor, and the city engineer who signs off. It's always the same three. The goal is to not change staff members for that reason. They should be commenting and providing feedback based on the code and specification requirements. Cindy added the reorganization of engaging the senior engineers & supervisors at the beginning will allow them to identify issues up front. Nancy Freed added therefore the pre-app meeting is very important.
- CM Berzins asked if there is still a backlog of pre-apps? How long does it take to get a pre-app meeting? Has consideration been given to increasing pre-app meetings to more than one day a week? Victor, Nancy & Jacob responded that pre-apps are scheduling four to six weeks out. They occur all day on Thursdays and are coordinated through ODA. The pre-app meetings currently have a waiting list, it's difficult to add more time but that is something that could be considered. Library times are also used for staff to establish an internal set of notes then meet with the developer. CM Berzins stated if you need more staff funding to get it done faster and help cut down on the wait, let us know. George Adams responded the same staff are reviewing the development applications are also in the pre-application meetings. They are working to balance staff time for active applications as well as to bring new applications into the system. Nancy added they will review staff needs and come back to the committee in May.



- Becky Hogan asked via Chat if the library meetings include the applicant or not? Jacob responded they do not include the applicant. It is a internal review for when an applicant has made slight site plan changes and request staff feedback. prior pre-app meeting for their project and allows us to review a change in the plans more quickly.
- CM Berzins commented she would like staff to come back with UDO changes if something isn't working and needs to be updated or streamlined.
- CM Gruber commented this is the number one complaint that he receives from developers. The comments and changes were coming back late in the review process which cost the developer money. The changes would be much less expensive if identified earlier in the review process. Lately, he's heard that the process has improved, and wanted to thank the staff for making significant effort to improve this process.
- CM Berzins commented she looks forward to the updated manual.
- CM Berzins commented she appreciates collaboration with the joint task force to work through problems. She added "It's not a good thing when developers are saying they'll pay for overtime or I'll pay if you to hire one more person".
- CM Gruber responded he is pleased with Cindy's final comments. Developing a way to understand the situational awareness and see what's coming down the pike is very powerful. He'd like to see the metric every month of how engineering is doing right now.
- CM Gruber recommended that this committee continue to monitor this item until they get into the 80 percent plus then it won't need to be tracked anymore. This is an issue due to many concerns from the development community and with housing prices rising the committee will keep an eye on this as they move forward. CM Berzins and CM Lawson agree.

**3.b FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, ADDING SECTION 146-4.7.9.D.2 TO THE CITY CODE AND AMENDING SECTIONS 146-4.7.9.E.1, AND 146-6.2 OF THE CITY CODE PERTAINING TO BATTERY- CHARGED FENCES**

**Summary of Issue and Discussion:**

Dan Money, Senior Assistant City Attorney/Tim Joyce, Assistant City Attorney

- Council Member Curtis Gardner introduced this item and has worked on it for over a year to find something that will work in Aurora to help business owners protect their property. This item allows the battery charged fence that lives behind the regular fence to deter criminals and help business owners protect valuable inventory, and equipment.
- George Adams introduced the staff presentation with various department concerns that have surfaced during the process. He highlighted that currently in the UDO electrically charged fences are prohibited. He added there is a concern that the draft ordinance permits battery charged fences in all mixed-use zoning districts which included areas such as Southlands MU-R, Gaylord/High Point MU-A, Anschutz Campus MU-OI, and Hyatt Hotel MU-FB. George added other concerns are the draft ordinance will permit a battery charged fence to be two feet higher than what is currently permitted; Aesthetics and fence materials used are also not compatible with current fence material requirements in the UDO. George stated if the ordinance is permitted to move forward electric fences should be limited to industrial zones.
- Josh King presented a brief history on the code enforcement actions for two locations in Aurora with the battery charged fences. Currently all enforcement is on hold pending the outcome of this ordinance. Both properties are currently zoned I-1.
- Josh also presented the concerns from staff in Housing and Community Services. Visual and aesthetic impacts to areas along the right-of-way, maintenance issues, and police officer and public safety.
- Mike Dean presented Public Works – Life Safety concerns. The draft ordinance references the International Electrotechnical Commission which is not an adopted standard of the city. Another concern is regarding access to sites by emergency responders. He recommended that any site review process that coordinates gate locations should incorporate a siren system.
- Caine Hills with Aurora Fire presented concerns regarding site access by emergency responders, delay of fire mitigation, predictable gate mechanisms, predictability deenergizing fencing, and fire personnel safety. He suggested access by adding and using Opticom on the gates.
- Commander Lanigan with Aurora Police presented concerns of safety impacts to police officers and the public, mixed use areas where there are children, quickly deenergizing the fences, and additional signage.
- George Adams added information on other metro city standards on allowing electric fences.

- Michael Pate with AMAROK addressed the staff concerns. They are not interested in operating in residential areas. The height of the fences is dictated by the city code. AMAROK's devices are installed behind the existing, previously permitted, fence. The shock value is light and deters people. AMAROK devices are leased with monitoring and maintenance by AMAROK.. Basically, this is an alarm that operates on a 12-volt battery which is connected to an energizer. This device should not require a conditional use process. In Denver they go through the building department then go to zoning which takes two days online. Michael requested that this item be moved forward to City Council.
- Jake Zambrano asked if UniFirst and Budfox could speak for a moment on their experiences.
- Budfox stated currently they've had zero break-in attempts; The staff feel safe working there. Currently there is a homeless encampment outside of the front door so there is crime in the area just not in the fenced area. Chris with UniFirst stated they have not had any break-ins inside the fence.
  - CM Gardner commented there were discussions last year to have a permit process, even in mixed-use zoning, that allowed staff who finalize the ordinance to make the final decision.
  - CM Gruber asked would this be a conditional use where it would come back to staff or council for approval? George responded that is one possible approach.
  - CM Gardner asked would we allow businesses to have the same fencing we allow at our police stations? If not, what should I tell business owners? George responded our code does allow a metal picket fence and chain link fence.
  - CM Berzins asked about the maximum fence height allowed and commented maybe we could limit the height. George responded under certain conditions you could go up to eleven feet.
  - CM Berzins asked if there are different ways to turn off the system and get in, other than a key? Mike responded the Knox key and automatic gate opening system are electrical components. The building permit process could vet out the elements that may cause problems when you integrate a battery-operated system with electrical components.
  - CM Gruber asked if Knox keys are available to police and all fire vehicles. Mike Dean responded they are not provided to police.

- CM Gruber stated if this is not 100% supported by staff, he would like to explore a compromise and conditional use.
- CM Lawson agreed with CM Gruber but is concerned with the public safety concerns mentioned.
- CM Berzins commented she drove by the site on Moncrief and suggested that others go by. She was pleased at how clean and good it looked. She suggested to start in the industrial zone. She supports a compromise on this item.
- CM Berzins added we will move this to the Council Study Session. CM Gruber & CM Lawson agreed.
- CM Bergan asked if this moves to Study Session is it for all zones and is there a way to move quickly for the applicant? Jake responded the draft only allows for I-1 & I-2 zones. George responded with a proposal to work with Mr. Zambrano and CM Gardner to find a compromise then bring that forward to the Council Study Session as soon as possible.
- CM Gardner added we have come to the table previously and are working to address as many staff concerns as possible.
- CM Lawson asked CM Gardner if the Fire and Police were included in previous discussions? CM Gardner responded part of the AMAROK presentation was going to address the discussion from last fall with Life Safety, Police, Fire, and AMAROK.
- CM Lawson stated she is concerned that the Fire and Police concerns are not being addressed.
- CM Berzins stated they will work through and change this ordinance and change where this fence will be allowed then bring it back to Council Study Session as soon as possible.

### **3.c City Center Vision Project Update**

#### **Summary of Issue and Discussion:**

Daniel Krzyzanowski, Planning Supervisor / Daniel Money, Senior Assistant City Attorney

- CM Berzins commented there is not enough time to go over this information however, she had a couple of questions. Daniel responded we will work with this committee's schedule to provide the presentation at a later meeting. Daniel added this same presentation will be presented at this

evening's Planning and Zoning Commission meeting, and the Housing Neighborhood Services and Redevelopment meeting on May 5<sup>th</sup> . .

- o CM Berzins voiced a concern that projects are not being completed before another is begun. Is the public comment process slowing down the process? Daniel responded this study was not intended to slow or stop any processes. They are continuing to schedule pre-application meetings for other developments in the study area and staying connected to developers participating in this study. Daniel added the public comments are not slowing the process down.
- o CM Lawson asked if they are collaborating with RTD? Daniel responded RTD is on the steering committee.
- o CM Gruber noted the size of the city's vote into what happens on private property should be directly proportional to the amount of money the city provides into the overall project.

**4. Miscellaneous Matters for Consideration**

**4.a Aurora Economic Development Council**

**4.b Havana Business Improvement District**

- Chance Horiuchi provided a brief update during the meeting. See below for the full update.

There is a new car dealership and a couple of restaurants are re-branding with COVID-19 recovery. They have a \$500 giveaway for Eat on Havana Street happening May 5-12. See attached for additional updates.

- Closed - Mark Vissering State Farm relocated to Denver after 30 years and Mazal Motors purchased the property, Mr. Super Panda Buffett closed (reopening and rebranding to Old Town Hot Pot), and Uncle Maddios Pizza will not reopen and will remained closed.

NEW - Mazal Motors & Old Town Hot Pot

GEICO - John Sanchez at the Gardens On Havana opened and hosted their ribbon cutting yesterday.

Shin Myung Gwan Korean BBQ Restaurant – temporary closed until May 1, 2021

- Continued to focus on Covid- 19 Recovery Support and Resources shared with BID and community (Rent Rescue Grant from Arapahoe County)

- Promoting workshops, trainings and grants for businesses with SBDC, CoA, Mile High United Way - United for Business, CRA, chambers, and many other organizations
- Co- hosted and supported vaccination clinics On Havana Street at the Stampede and at various churches with the over 20 partner organizations with the BAB, City of Aurora & Council, Colorado Primary Care Clinic <https://cpcci.net> & Colorado Alliance for Health Equity and Practice (CAHEP) <https://cahep-denver.org>  
Pre- Registration and Appointments: Call Medicine Clinic for Health Equity / Colorado Alliance for Health Equity and Practice (CAHEP) 303- 954- 0058  
Colorado Primary Care Clinic 303- 343- 9500
- 2nd Asian Eats To- Go Events for On Havana Street with Asian Avenue Magazine beginning in April 28, 2021. for \$30, Register at <http://tinyurl.com/asianeats-katsu> This event supports 4 small businesses and allows a guest to enjoy items from all 4 restaurants. Lunch from Katsu Ramen, Appetizer from Tofu House, Boba drink from Snowl, and Dessert from Milk Rolled Ice Creamery
- Replacing and working on on- going maintenance of the On Havana Street District Marker On Havana Street signs (audit, survey, & work with stakeholders and city for replacement of signs)
- 2 businesses remain closed due to the State of Colorado Industry Specific Health Orders or By Choice, & 22 permanent closures as of 4/9/2021
- Construction On- Going - Argenta (Havana & 3rd), Schomp Mazda (redevelopment & relocated across from Schomp Subaru), Ross, AFC URGENT CARE, & Stevinson Toyota East redevelopment coming soon!
- Multi- Modal Study Collaboration continues until July/Aug 2021  
Learn more here <https://engageaurora.org/havana-street-corridor-study>
- We continue to receive inquiries from other businesses wanting to relocate and open in Aurora On Havana Street. Chance began hosting driving tours of Havana to prospects,

marketing companies, and developers. If interested in a tour, then please contact Chance at [Chance@OnHavanaStreet.com](mailto:Chance@OnHavanaStreet.com) to schedule a Havana tour.

•\$500 Eat On Havana Street Month Giveaway

Enter Here: <https://onhavanastreet.com/events/2021-eatonhavanast-giveaway/>

•Eat On Havana Street Week will be on Wednesday, May 5th, 2021 to Wednesday, May 12th, 2021.

Travel the world through global cuisines On Havana Street and support our 100+ restaurants in the corridor.

**4.c Aurora Chamber of Commerce**

**4.d Planning Commission**

**4.e Oil and Gas Committee**

**4.f Business Advisory Board**

See full update below for BAB as provided by Elena Vasconez.

BAB Report 4/14/2021

Business Advisory Board Update

Presented by Elena Vasconez (Board Chair Garrett Walls could not attend)

1. Presentation from Seneca Holmes, Director of The DEN Commerce Hub. He provided an update regarding the construction of the Great Hall and the business services offered by the Commerce Hub. He requested that we promote the Community Panelist program.

The DEN is looking to make its procurement opportunities more transparent and wants the involvement of the business community in the procurement evaluation process.

2. On April's meeting, the Board will be electing their Chair and Vice-Chair

**4.g Retail**

**4.h Small Business**

See full update below for SBDC as provided by Elena Vasconez.

PED Meeting: April 14, 2021

Aurora-South Metro SBDC Update (Business Services)

Presented by Elena Vasconez (Marcia McGilley on vacation)

1. Advance Colorado Procurement Expo – virtual event on April 20, 2021, 9-10am, City of

Aurora/AURA is a co-presenter of the event with the State of Colorado – OEDIT, Department of Minority Business, Dept. Transportation and the Dept of Personnel &

Administration. Mayor Coffman will give a welcome and there will be a slide presentation of the procurement process at the City. Registration:

<https://oedit.colorado.gov/advance-colorado-procurement-expo>

2. Leading Edge: Homebased Childcare Business Planning program – Spanish language, 6-

session webinar (April 6th – May 12) from 6-8:30 pm. Number of participants 10, SBDC

consultant, Claudia Yanez teaching the course with assistance from Elena Vasconez. There will be 2 Spanish language and 2 English language courses in 2021. Partnering with Colorado Early Childhood Education Council.

3. Partnering with COA Tax & Licensing department for a webinar on “Aurora Business

Licensing and Sales Tax” on April 7th – 33 registered for the webinar.

4. We are assisting with the Business Rent Rescue program from Arapahoe County – open

April 2 - April 16th. Grant up to \$100,000 for commercial lease payments, up to 500

employees, lost at least 25% income due to COVID-19 pandemic

5. SBDC Outreach - Media

a. SBDC Client – Rustic Nomads success story featured on AuroraTV

b. Mayor Mike Live – 3/10/21 – Interview with Marcia McGilley, Executive Director

c. Mayor Coffman – interviewed on Spanish Radio re: SBDC services

d. Spanish Radio – Elena Vasconez– Interview with Hispanic Chamber regarding SBDC services

e. Spanish language - Video for Energize Colorado – Climber

Loan Fund – Elena

Vasconez

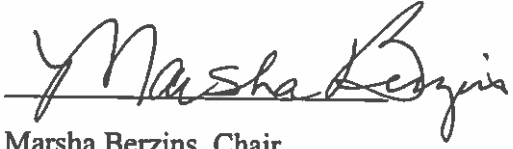
**4.i Visit Aurora**

**5. Confirm Next Meeting Date**

**6. Adjournment**



DRAFT

  
Marsha Berzins, Chair

**HOUSING, NEIGHBORHOOD SERVICES & REDEVELOPMENT POLICY COMMITTEE**

May 6, 2021

Members Present: *Council Member, Chair Nicole Johnston*  
*Council Member, Vice-Chair Alison Coombs*  
*Council Member, Marsha Berzins*

Others Present: Council Member Juan Marciano, Council Member Crystal Murillo, George Adams, Meg Allen, Andrea Amonick, Scott Campbell, Sharon Duwaik, Liz Fuselier, Angela Garcia, Jeff Hancock, Karen Hancock, Tim Joyce, Samara Kellem, Daniel Krzyzanowski, Omar Lyle, Jennifer Orozco, Mindy Parnes, Jessica Prosser, Roberto Venegas, Anthony Youngblood, Sandra Youngman

**WELCOME AND INTRODUCTIONS**

Council Member Johnston welcomed everyone to the meeting.

**MINUTES**

Minutes of the April 1, 2021 meeting were approved.

**ANNOUNCEMENTS**

No announcements were made.

**NEW ITEMS****City Center Vision Update****Summary of Issue and Discussion**

Council Member Coombs introduced Daniel Krzynowski and Jennifer Orozco to present.

Jennifer opened the presentation by reviewing the focus study area which is located east of I-225, north and south of Alameda Avenue. Jennifer explained that the area in review captures all four corners of the Sable Boulevard and Alameda Avenue intersection. including the Aurora Metro Center corner, Aurora Municipal Center corner, Town Center of Aurora corner, and Aurora City Place corner. Jennifer advised that the property owners of this area, members of our stakeholder committee and surrounding neighborhood groups to engage in this study. Jennifer mentioned this particular area in the study has been a part of many studies and improvements over the past 30 years. Jennifer reviewed some of the most recent developments in the area that include, Parkside at City Center (mixed-use), Fieldhouse USA (entertainment), Raising Cane's (restaurant), In-and-Out (restaurant) and Alameda View (affordable housing). Jennifer provided an overview of the project summary and process: assess current conditions, opportunities and challenges within area; Engage the public about their desires for the City Center's future; Identify a vision and development framework for future growth; create a planning document to help guide development and public improvements. Jennifer also reviewed six plan components that include: existing conditions and historical city investment, community survey results, City Center Vision, development framework, financial framework, and organizational framework to all help implement the plan.

Daniel began to present a more extensive look into these six plan components and review each component highlights and important content.

**Questions/Comments –**

CM Coombs expresses concerns about the extensive discussion referring to a mix of incomes in relation to housing and a mix of housing types but having no mention or discussion of affordable housing and what partners we would be working with to integrate affordable housing.

Daniel Krzynowski answers and reviews that a wide variety of households are to be expected including affordable housing and they would like to make sure that it's articulated in the plan.

Jennifer Orozco follows up and states that they are currently conducting a study with a consultant that's looking into specifically at what income levels they would want to target for an affordable housing project, maybe a mixed income project where you actually have market rate units in the same building as affordable units hoping to get that study back within the next few months.

CM Berzins comments that she has been able to see some the plans over the years and there is affordable in there and we do have a possibility for another larger apartment building north on Sable. If that goes, we really will have some nice affordable housing low income housing mixed in with all different ranges of housing. I am grateful to the developers for their vision and bringing that to Aurora. CM Berzins states that she wishes it wasn't taking so long but understands the process takes time. She wanted to thank the staff for all that they are doing.

CM Johnston echoed her colleagues' sentiments and looks forward to the downtown offerings and thanks Jennifer and Daniel for the update and the presentation.

CM Murillo comments that she is excited for the vision and opportunity for mixed income. CM Murillo explains she understands that there are development requirements and considerations. CM Murillo is hopeful that we have a hand in being able to infuse affordability. CM Murillo expresses uplifting the concurrent work that the City is doing around equity planning. The City is in the strategic planning process and after that, the City Manager's intent to revive the conversation surrounding equity analysis that CM Murillo has been pushing. CM Murillo is hopeful to dovetail into the kind of larger conversations around how we use urban renewal funds or other city powered functions to infuse equity into that development. CM Murillo provides the example on how the Montbello Organizing committee was able to redevelop their area from a community lead perspective and some the unique things they were able to do that were set aside for small business. CM Murillo is hopeful we are able to infuse equity into some of our tiny processes. CM Murillo is excited and looking forward to the opportunities.

CM Marcano comments he is very excited about this. CM Marcano admires the amount of detail put in and where the general vision is going. CM Marcano did also express concern around the housing component. CM Marcano asks what would it take the move away from the market rate entirely as in what level of subsidy would we be looking at? CM mentions the removal of our typical partners. CM Marcano expresses great concern with the current state of housing in the United States, especially in Aurora. He expresses that Aurora is the eviction capital of Colorado for almost a decade running. CM Marcano suggests moving away from our typical business. CM Marcano expresses that this area would be a great place to implement a different approach instead of using our typical approach.

Daniel Krzynowski responds to CM Marcano's question and suggests that the study information Jennifer presented earlier, was looking at opportunities for affordable housing, identify at what levels there is demand and to develop income thresholds.

CM Marcano commented that we have a lot of great information that shows where we have those deficits and that's where he'd like to see every unit of housing basically dedicated to, if possible. CM Marcano states that her would like to know what kind of commitment that would require from us or what other partnerships may be available to us with other financing strategies might be able to make that happen.

Daniel Krzynowski suggests that we can try to put a finer point on that in some of our implementation recommendations. Daniel mentions that our housing community services department has been involved and are

ready to work with some of the developers in the area on potential affordable housing or some new types of housing. RTD has also found an interest in affordable housing at or near some of their stations and those conversations have been started. Daniel advises that we looking to pursue those conversations with them as a partner to understand what and how housing affordability and their stations can mix.

CM Berzins comments that she disagrees. CM Berzins states that it's our charge to provide housing for everyone and if we did something like that, we are not fulfilling our job. Metro station is meant to serve everyone, all income levels, and all diversity. CM Berzins advises that we do need to provide market rate housing. CM Berzins recalls the housing study that revealed we are short on higher end housing. CM Berzins suggested that being we would like to move in the direction of working where you live, she suggests that we also provide housing options for those who are doctors, professions, and lawyers for example. CM Berzins states that ideally, we can have housing for all from low-income to high-end housing for those on each income level and having a variety of options.

CM Marcano asks if he can add a comment and clarify. CM Marcano advises that he would like to move forward and be straight forward with how he speaks about social housing (mixed income). CM Marcano states he rejects to the notion that just because you earn a lot of money, you should have housing that still costs a fortune.

CM Johnston thanks CM Marcano for his comment. CM Johnston goes on to comment that by the time some things get to council, its further in process, with that being said she does appreciate CM Marcano bringing some of these issues up now. CM Johnston understands that the presentation was the result of the study, but she would like to dive more into this in a future agenda item with some these issues perhaps at our June meeting. CM Johnston advised she doesn't know if that's too early but maybe CM Marcano can work with staff on some of those questions and issues and urban renewal funds, we can have more of a robust discussion on that.

CM Marcano agrees with that suggestion made by CM Johnston.

CM Coombs comments by adding that when that study is done, we should get a sense of what mixed income housing might look mixed all in together in a way that works and is doable.

Daniel states that staff is happy to work with CM Marcano and the members of this committee to help sort that scope of discussion for a little deeper dive on housing so we'll look forward to that.

Melissa Rogers asked the question of if the discussion in June, would it be specific to City Center or is more general?

CM Johnston suggests that she would like it to be general but also thinks that with this discussion, we're getting plans in place if it could be City Center.

CM Marcano states he does want to have the discussion more generally but thinks this a great opportunity to really focus and see what we can make work.

Outcome – This item was informational only and no action was taken.

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### **Potbellied Pigs**

#### **Summary of Issue and Discussion**

Anthony Youngblood, Manager of Animal Services presented on Potbellied Pigs. Anthony explains, Animal Services had received an email in regard to a resident wanting to adopt a potbellied pig and ask questions surrounding that. Pigs are considered livestock according to Animal Code by ordinance. Livestock is only allowed in residential agricultural areas. Anthony explains that we have taken a look at the guidelines and regulations in other jurisdictions as it pertains to potbellied pigs. A variety of pigs were shown and explained the differences in height and weight and the correct terms used when describing certain breeds of pigs. Anthony also reviewed with

the committee some of the other jurisdiction's regulations. Anthony also explained the type of environments that would be best for the pigs. Anthony also reviewed with the committee the accessibility of care for pigs. Anthony explained some of the behaviors of these pigs. Anthony explained that a pig cannot be seen by a regular veterinarian but by a large animal/farm veterinarian which are scarce in our area and would need to outsource from another area such as up north in Bennett.

CM Johnston advised Anthony that due to time restraints, we would need to move on to the official staff recommendation. Anthony proceeded to move forward to recommendation.

Questions/Comments –

Anthony asked the committee if the committee wishes to move forward with community engagement around the amendment to the livestock portions of the ordinance to work towards an amendment to the ordinance allowing potbellied pigs to be allowed in residential zoned areas?

CM Coombs presented the question of potentially permitting livestock, and if we are limiting it only two pigs? She also commented that if we're going to do community engagement, are there other types of livestock that people would want or have questions about? CM Coombs mentions that we have had the chicken's discussion in the past and some people want goats. CM Coombs suggested opening that discussion, we should perhaps have a more well-rounded discussion.

Anthony Youngblood responded it is a great and that we would gage the community conversations towards all livestock not just pigs. The pigs were the main focus because that was the main topic from the email from the constituent. Anthony also explained that goats and pigeons are huge in the north part of Aurora.

CM Berzins commented that she had no idea there such things as pigs that stay small like "teacup dogs". CM Berzins agreed that we can have more conversation about it. CM Berzins expressed concern about how people would them living in apartments, public safety and cleanliness. CM Berzins stated that it sounds like majority of the committee wants to expand the conversation, not just the potbellied pigs but livestock in general.

CM Johnston is in support of moving forward with the conversation and asked about engagement, not just give it to those who are asking.

Anthony replied that he intends to continue with community engagement.

CM Murillo commented with the suggestion of recommending staff to connect with a Pig Sanctuary who had reached out because they were in support of moving something forward and they might be willing to work more collaboratively with some the issues around care. She also explained if our veterinarians and our facilities are not able to properly address issues in a cost-efficient way, we could develop some sort of IGA or MOU with a pig sanctuary organization that would be able to assist with the needs and concerns. She is in support of the city moving forward with the conversation.

CM Marcano commented that he also learned something new regarding the sizing of the pigs. CM Marcano expressed concerns regarding behaviors of these pigs and spaces that these animals would be raised in. He advised he is in support of moving forward.

Outcome – The Committee unanimously agreed to move this item forward to study session with suggestion of continued community engagement and other animals being included.

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**A Resolution of the City Council of the City of Aurora, Colorado, Expressing**

**the Aurora City Council's Support of the City of Aurora, Colorado Funding Archway Housing & Services, Inc. with Community Development Block Grant COVID-19 Funding to Provide Coun**

**Summary of Issue and Discussion**

Jessica Prosser advised the group that there are no prepared presentations created for each resolution item. Jessica Prosser explained the item summary located on the commentary of each item will give a description of each item. Jessica also advised these items were a part of COVID Funding from HUD. Jessica explained Community Development did a notice of funding process for a total of 10 agreements, including the ones on today's agenda. Jessica advised not all agreements will go through council for approval due to the amount of funding. These agreements items are funding food assistance, case management, and housing assistance through nonprofit organizations. Jessica asked council for support to move these items forward to study session.

**Questions/Comments –**

CM Johnston commented she is in favor of moving these items forward to Study Session.

CM Berzins commented she is in favor of moving these items forward to Study Session and make additional comments there.

CM Coombs also commented she is in favor of moving these items forward to Study Session.

**Outcome –** The Committee unanimously agreed to move this item forward to study session.

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**A Resolution of the City Council of the City of Aurora, Colorado, Expressing the Aurora City Council's Support of the City of Aurora, Colorado Funding SecurCares with Community Development Block Grant COVID-19 Funding to Provide Meal Activities for the Ye**

**Summary of Issue and Discussion**

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CM Coombs also commented she is in favor of moving these items forward to Study Session.

**Outcome –**

The Committee unanimously agreed to move this item forward to study session.

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**A Resolution of the City Council of the City of Aurora, Colorado, Expressing the Aurora City Council's Support of the City of Aurora, Colorado Funding Rocky Mountain Welcome Center with Community Development Block Grant COVID-19 Funding to Provide Meal Ac**

**Summary of Issue and Discussion**

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Outcome –

The Committee unanimously agreed to move this item forward to study session.

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**A Resolution of the City Council of the City of Aurora, Colorado, Expressing the Aurora's City Council's Support for Funding Aurora Comprehensive Community Mental Health Center, Inc., DBA Aurora Mental Health Center Inc.'s Social Detox Program with Law En**

Summary of Issue and Discussion

Jessica Prosser explained to the group that these final two agreements on the agenda are apart of the traditionally known program called Nexus Program, we are referring to now as the Surcharge program. Jessica explained these agreements are set for the second half of the year of this program. Jessica states we have previously funded the program the first half, and after review of review from the first half, we would like to support the second half of the year which would be from June to December using marijuana funds. Jessica explains typically we would do a full one-year agreement but wanted to take time to evaluate the income.

Questions/Comments –

CM Johnston commented that she is fine with moving the two agreements forward to study session. She also asked that staff gather some additional information needed to answer some additional questions and concerns. CM Johnston advised she would forward that email that was sent to the City Council email pertaining the questions and concerns.

CM Berzins commented that she agreed to move forward the two agreements.

CM Coombs commented she also agrees with moving forward the two agreements. CM Coombs did express concern and would like to have that additional information. CM Coombs stated she is in support of funding the program especially with the critical services they provide.

Jessica Prosser commented and advised that a meeting will be taking place with the interim Executive Director and Board prior to study session.

Outcome –

The Committee unanimously agreed to move this item forward to study session.

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**A Resolution of the City Council of the City of Aurora, Colorado, Expressing the Aurora City Council's Support for Funding Gateway Domestic Violence Services DBA Aurora/Arapahoe Battered Women's Shelter, Inc. with Law ENFORCEMENT NEXUS Program Funds for a**

**Summary of Issue and Discussion**

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**Outcome –**

The Committee unanimously agreed to move this item forward to study session.

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**MISCELLANEOUS MATTERS FOR CONSIDERATION**

**Housing Strategy Update-**

Previous update provided the previous Monday. Jessica Prosser explained there are no additional updates to add.

**Mental Health Co-Responder Program Update-**

Jessica Prosser advised we are in the hiring process. Jessica advised that we are continuously meeting with our outside partners on a bi-weekly basis and communications team. Jessica also mentioned e are finalizing the name of the program and are working to do a late summer roll out for this program.

**Youth Violence Prevention Program Update-**

Jessica Prosser advised that the new program manager Christina A has been hired. We are currently working on committee meetings and creating an action table. Yesterday the request proposal was released to support youth pop up events. Jessica advised we are also working on hiring outreach specialists and coordinators supporting this program.

**Updates form Community Members-**

Brian Arnold advised is he no longer with Ready to Work and provided new contact information.

Craig from Aurora Housing Authority- The American Rescue Plan will be giving out vouchers to serve those in Aurora, for families at risk of homeless.



Chance from Havana Street- Advises of continuing to support vaccination centers and announced the Eat on Havana Event this upcoming week to support our local restaurants.

Questions/Comments

CM Berzins commented that she would like to make sure the minutes transcribed include all the comments are reflected.

CM Johnston complimented staff for continuously gathering data driven, decision making evidence-based policy that has been advocated for. CM expressed great disappointment in recent over-simplification of a social media post where comments made by Mayor Coffman regarding those experiencing homelessness and addiction issues, should sober up and get a job. CM Johnston found these statements to be disappointing and tone deaf.

CM Marcano stated he had no other comments.

CM Coombs stated she concurs with CM Johnston's comment.

Next meeting: Thursday, June 3, 2021 at 8:30 a.m.

Meeting adjourned at 10:01 a.m.

APPROVED:



Committee Vice Chair, Allison Coombs



**Planning and Economic Development  
MINUTES**

**Date:** May 12, 2021  
**Time:** 8:30 am

**Members Present** Marsha Berzins, Dave Gruber, Angela Lawson

**1. Call to Order**

**2. Approval of Minutes**

April 14, 2021 minutes were approved.

**3. General Business**

**3.a City Center Vision Project Update**

*Summary of Issue and Discussion:*

Daniel Krzyzanowski, Planning Supervisor

- Daniel presented on the City Center Vision Project.
- Despite a delayed start due to Covid-19, the project was initiated in 2020. The project team has facilitated steering committee and community engagement and has started development of guiding principles and articulation of the community's vision for future area development.
- The city requested community input through an online survey that was open to the entire Aurora community and available in both English and Spanish. Over 860 responses were received and provided the project team with a wealth of information on key topics important to the community. There was a lot of support for an active "downtown" district at City Center that includes a wide variety of uses and activities. Unique or locally owned businesses were especially desirable as were high-quality public parks and plazas. Respondents supported the idea of a "park once and walk" type of district that is safe, convenient, and comfortable to move through.. The presentation from the December 2020 Housing, Neighborhood Services and Redevelopment Policy Committee meeting also provided a summary and details of the public input received.

- Staff has developed a first draft of the City Center Vision document. The document includes a vision statement, guiding principles, and a series of recommendations to support the city's implementation of the area vision. The recommendations fall into four major categories which staff addressed in more detail: vision, development framework, zoning and development standards.
- Staff is creating a draft plan and will be taking it out to the community for feedback. Once that is complete, they will bring it back to Council for consideration and adoption.
  - Council Member Berzins asked for clarification on the presentation. Daniel responded this presentation provides the draft document content they are creating to take out to the public for feedback. This is like the process they did for the housing study. They will refine the draft into something they can bring forward to Council for consideration and adoption.
  - CM Berzins asked if socialized housing is included in the plan presentation? Daniel responded the way housing is addressed in the draft is a mix of housing types in the area. They will take into consideration the feedback from individual council members and the community then articulate the feedback in the draft.
  - CM Berzins expressed concern with the effort since there is already an area plan, and the city does not own any of the land. She expressed her belief that socialized housing will not pass Council. She does not want this process to hold up any area projects. George Adams responded that this process is not delaying any of the current area projects. The input received at HORNS (Housing Neighborhood Services and Redevelopment) regarding socialized housing is not part of the plan Daniel is presenting. They will meet with Council Members Marcano and Coombs to get a better understanding of their vision for the area. The staff is shaping the plan to include ideas of what the stakeholders and community want to see in the area. They want to get feedback from area property owners and developers on a more defined plan and set of regulations, and standards. CM Berzins expressed appreciation for the clarification and remarked about the time spent on the process with the department's workload. George responded this an important project. They want to make sure the plan is achieving the vision of the council for a more urban district in the area.

- Council Member Gruber asked about the city's financial relationship regarding this project. Daniel responded there will be an opportunity for the city to contribute in the future by improving streets and connections. CM Gruber asked whether the developer, Washington Prime, has asked the city to contribute any money to this overall project. Daniel responded at this point there is not a specific public ask for any projects at the mall site. If one of the property owners wants to discuss a TIF or other public support, we have processes in place for those specific discussions.
- CM Gruber asked if the property developer at the Metro Center site has asked the city to partner with them or for a contribution? George responded early on there were discussions, however, the project was not providing the kind of development that would justify incentives. There is a significant historic investment by the city in the larger site as Daniel noted. This includes the I-225 interchange, the pedestrian pathway under Alameda Parkway, and significant drainage improvements associated with the AMC. More recently there is an incentive agreement for the Parkside project. There has been a lot of public money put in the area in the past, and there is potential for more in the future. This study is a refinement of the current station area plan, zoning rules, and guiding recommendations to help the next generation of area development. This vision will help the area evolve into a much more robust mixed-use, dense, and economically productive area. CM Gruber asked if this a viable work project that the developers must follow or something they can ignore? George responded he believes it is a worthwhile effort. Many times, it's welcomed by the development community as they understand the city and council priorities. It also assures them that development in the area will be of a quality and character that justifies the higher investment. CM Berzins commented she agreed that the city already has high development standards. They want people to come to Aurora and have a good experience. CM Lawson agrees with the plan and the community engagement. She also asked for clarification on what is being expected by the developer, and how will the community engagement be structured? Daniel responded this project is the development of an area plan by the city for the entire city center area. This is a plan that staff would like to develop with the intent to have the council review, approve and adopt the plan. There are elements of the plan that will articulate the vision for what the community wants to see in the area and a series of specific zoning regulations and development standards. The plan will also include direction on some of the financial tools available to the city and private property developers, in public-private partnerships.

- CM Berzins added she toured the Fieldhouse USA project that will serve the mall. She stated kudos to those who got the project. It's a wonderful project that is unique and amazing to see. She added encouragement for everyone to tour the project which is scheduled to open at the end of summer.
- CM Gruber asked about the plot of land the city owns that is North of Alameda and South of the Aurora Municipal Center (AMC). He also asked if there will be an opportunity for a public-private partnership? Mindy Parnes responded at one time there were ideas for an entertainment center. She indicated there is an area master plan that shows it can be developed. CM Gruber stated he would like to have this land included in the presentation charts to show that land as potential public-private partnership development.
- CM Lawson asked who at RTD is involved with the meetings for the station and have those conversations started? Mindy responded RTD recently received the plan so they can consider development on their property and they are part of the steering committee, stakeholder meetings and are willing to join in conversations with the city.
- CM Berzins asked when Parkside will be opening? Jennifer Orozco responded they were targeting June for their opening of the residential portion.

**3.b A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL'S SUPPORT OF THE CREATION OF A VIRTUAL AURORA KOREATOWN AND CELEBRATING THE CREATION OF A KOREATOWN LOGO**

**Summary of Issue and Discussion:**

Council Member Gruber and Council Member Berzins

- This resolution supports the creation of a virtual Koreatown and the logo and recognizes the contributions of Korean-Americans to the city of Aurora.
- Does Council wish to approve this resolution supporting the creation of a virtual Korea Town and celebrating the creation of the Koreatown logo?
  - CM Gruber shared the Korean community has created their logo, a marketing package, and a virtual Korea Town independent of the city. Becky Hogan shared a thank you to Council Member Gruber and Peter Lee for piloting this idea early on. This model is open to anybody in the

city. There are several Korea Towns, but the name for this will be Korea Town - two separate words with a capital K and a capital T. CM Berzins asked if there is a plan for a website? CM Gruber responded this will have nothing to do with the city. Becky added next week they will adopt a formal brand for Korean business windows, a website, and an interactive map. This will help Koreans outside of the community come to shop, eat and do business in Korea Town. CM Lawson suggested correcting the spelling of Korea Town in the Resolution.

- CM Berzins asked if this resolution is okay to have the spelling corrected then to go to Study Session? CM Gruber & CM Lawson approved the revised resolution to move forward to Study Session.

### **3.c Havana Street Corridor Study Update**

#### Summary of Issue and Discussion:

Huiliang Liu, Principal Transportation Planner

- CM Berzins requested this item to be moved to next month's meeting due to time constraints.

### **3.d Authorize two (2.0) FTE Over-hire Positions for Development Staff**

#### Summary of Issue and Discussion:

Tod Kuntzelman, Development Process Improvement Manager, General Management

- In 2016, the Development Review Fund created "over-hire" budget authority for 15.0 FTEs that will remain unfunded until needed. This provided hiring flexibility to respond quickly to workload levels and improve performance measures for services that impact customers. The activation plan for these positions is as follows: 1) Notify appropriate council policy committee (PED) with justification; 2) Include required funding in the next budget appropriation process. Staff will review development activity, workload, performance statistics and fund balance on a quarterly basis and respond appropriately with staffing levels.
- The Development Review Fund has authorized 13.0 of the 15.0 FTE from the original over-hire authorization created in 2016. This request is to authorize the remaining two positions (2.0 FTE); 1.0 FTE for PROS Planning, Design and Construction Division, and 1.0 FTE for Public Works, Engineering.

- CM Gruber asked for confirmation this will not require an update to the budget? Tod Kuntzelman clarified they just need the spending authority. Approved by CM Gruber, CM Berzins, and CM Lawson.
- CM Berzins asked how recruitment is going? Victor Rachael responded recruitment is done through the typical broadcast. They also go out to specific areas of expertise like the Institute of Transportation of Engineers, and specific organizations. They have filled two vacancies, added a new supervisor that was an internal candidate, and have extended an offer to backfill the internal candidate's position.
- Cindy Colip asked if they could provide an update to the performance metrics from last month. Victor reported in 2020 they were at 48% on time and 62% within a five-day window. In April for civil plans, they are up to 77% on time and 87% within a five-day window. They are rapidly approaching their metric and expect to hit it by next month.

#### **4. Miscellaneous Matters for Consideration**

##### **4.a Aurora Economic Development Council**

- Yuriy Gorlov reported on:
  - Deals closing soon will result in about 1,500 jobs as well as 1,000 other jobs lined up with a few other deals. These are good operations that are e-commerce, manufacturing, or construction related.
  - They continue to see landowners who want to sell and develop the land.
  - Currently, they have about a million and a half square feet of industrial space under construction.
  - There is some negative absorption in the office market due to some companies downsizing.
  - They are working to get more Class A office space out of the ground.
  - They are working with educational partners like Metro State College and the workforce development centers on a talent pipeline.
  - They are keeping an eye on assessment values to stay mindful as they compare the area to other markets across the region.

##### **4.b Havana Business Improvement District**

- Chance Horiuchi reported on:

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- Closed - They have had zero businesses that have remained closed due to Colorado-specific orders. The very last restaurant reopened on May 1<sup>st</sup> after being closed for five months.
- New Businesses -
  - Sharetea was a deal that died during the pandemic but has come back. They have their sign-up and have re-leased at Village on the Park.
  - Old Town Hotpot is a new business. Mr. Subra Panda Buffet closed but have updated their business model; same ownership, now doing Hotpot.
  - Coffee Story will be going in the former Denver E-Cig on Iliff and Havana.
  - Broadview Kennels was sold and closed. Will now be a new auto dealership.
  - Mazal Motors will be opening.
  - Grand opening of Shin Milan Guan Korean BBQ.
- Focused on COVID-19 recovery and vaccination clinics and helping the workforce access different resources.
- Five major water projects along Havana Street.
- Marker signs - Looking at maintenance or replacement.
- Redevelopment - Colorado Golf Association (CGA) is looking to relocate their association to Aurora from Greenwood Village. CGA will be looking for stakeholder, community, and city feedback on what that redevelopment looks like. Mazda & Hyundai will be going through redevelopment. Argenta is being redeveloped. Zurich is looking to redeveloping their six acres at Concord.
- Eat on Havana Street Week is still going on.
- CM Gruber commented Tri-County Health said that Arapahoe County is going to clear this Saturday, which is a big deal. They haven't received the briefing from Adam's County yet but anticipate it to be the same. There is a lot of Cares Act money coming into the city. CM Gruber is asking the business community to consider ways to advise Council on how best the Cares Act funds can be used to help businesses, help the economy, and restart the jobs.



**4.c Aurora Chamber of Commerce**

- Kevin Hougen reported on:
  - The Leadership of Aurora class is accepting nominations for the class.
  - Golf Tournament at Heritage Eagle Bend on June 17<sup>th</sup>.
  - Armed Forces recognition luncheon on August 20<sup>th</sup>.
  - Awards banquet for Unsung Heroes and frontline workers on October 15<sup>th</sup>. People can nominate people from their organizations.
  - The current legislative session has the public policy moving forward on a statewide insurance program. Former Mayor Wellington Webb wrote an article in the Denver Post opposed to the public option. Representative Jodeh from Aurora is carrying that bill.
  - Mike Weisman and the metro districts at the state capital may affect future investments for Aurora and the counties.
  - YMCA opened in Ward six yesterday.
  - Redistricting – Jason Crow will be moving out of Aurora to Centennial before this next election.
  - The Registered Apprentice Program is going well.

**4.d Planning Commission**

- Dennis Lyon reported on:
  - The agenda item for tonight's planning commission is Murphy Fuel. A conditional use site plan on the vacant land at Colfax and Altura.
  - At the April 28<sup>th</sup> Planning Commission Meeting, they approved the Fitzsimons Village office building (Fitz 500). This is an eight-story 231,000 SF building with parking structure located across from Children's Hospital. This is one of the first class A office buildings of substantial size in Aurora in 30 years which is a great achievement.

**4.e Oil and Gas Committee**

- Brad reported on:
  - 1<sup>st</sup> Qtr 2021 Report was included in last month's Agenda Packet.

- There is a Citizen position vacancy that will be available in July. The application deadline was last Friday. Interviews will be at next Wednesday's meeting.
- Oil & Gas Manuals - Attended with Jeffery Moore the Ward II Town Hall meeting on oil & gas manuals to answer questions and respond to comments from the constituents. The Planning Commission Study Session is tonight which will be about the oil & gas manual. The manual is due to come to City Council on May 24<sup>th</sup>.

**4.f Business Advisory Board**

**4.g Retail**

- Bob Oliva reported on:
  - Kimco who has three centers in the area just bought Weingarten. Now Kimco picks up all those centers which is a big deal in the retail industry.

**4.h Small Business**

- Marcia McGilley reported on:
  - The SBDC (Small Business Development Center) is on target or better than needed in representing the small business communities as presented in the self-identified ethnicity chart.
  - The Advanced Colorado Procurement Expo was virtual where the city of Aurora, AURA (Aurora Urban Renewal Authority) were co-presenters with the Minority Business Office and OEDIT (Office of Economic Development and International Trade). Mayor Coffman announced the in-person Advanced Colorado Procurement Expo will be in Aurora, October 7, at the Hyatt.
  - The Home-Based Spanish Language Child Care Business Training Course was a huge success. It was a six-session program in the evenings from April 6 to May 12. The English language program will run later this summer.

**4.i Visit Aurora**

- Bruce Dalton reported on:
  - Ryman Hospitality bought the remaining 35% of the Gaylord Rockies from Rida for \$188 million as well as the three parcels surrounding the property.

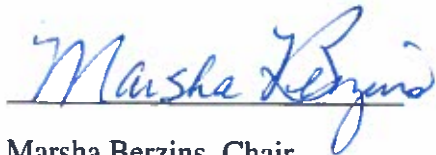
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- The Fieldhouse – Over 100,000 SF of space with a 40-foot ceiling.
- They are seeing growth in the hotel industry. Last Saturday the hotels were running close to a 60% occupancy.
- Visitor Guide – They will be sending out the visitor guide to all residents in the next couple of weeks. They are excited for the residents to see all the different activities to do over the summer in Aurora.
- CM Berzins asked if Ryman (who owns the Grand Ole Opry building in Nashville) will be doing something like that or maybe a big auditorium? Bruce responded with Ryman now owning the 130 acres surrounding the property there is an opportunity to start the Rockies Village sooner rather than later. Ryman is looking forward to developing that area for their highest-level customers. There will be a larger investment into the property with a lot of great additions.
- CM Lawson asked about the new staff member, Candace Hobson. Bruce responded they have their first hire back, Candace Hobson. She previously worked at the Crown Plaza Hotel. She is a strong personality that will work as a national salesperson with the hotels on the group business side.

**5. Confirm Next Meeting Date**

June 9, 2021 at 8:30 AM Teleconferencing meeting

**6. Adjournment**



Marsha Berzins, Chair