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**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

1. CALL TO ORDER

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

2.a. The minutes were approved.

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.

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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 15th 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 Broncos Stadium. J. Batchelor said that it may be off of 64th 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.

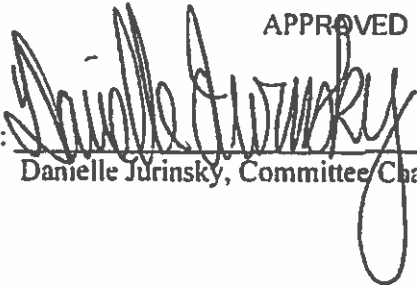
5. **CONFIRM NEXT MEETING DATE**

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

6. **ADJOURNMENT**

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A handwritten signature in black ink, appearing to read "Danielle Jurinsky", is written over a horizontal line. The signature is stylized and cursive.

Danielle Jurinsky, Committee Chair