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**PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING
MINUTES**

Date: May 10, 2023

Time: 08:00 am

Members Present Chair: Councilmember Françoise Bergan, Councilmember Angela Lawson

Others Present Adrian Botham, Aja Tibbs, Andrea Amonick, Andrea Barnes, Becky Hogan, Blake Fulenwider, Brad Pierce, Brandon Cammarata, Bruce Dalton, Cathy DeWolf, Chance Horiuchi, Cindy Colip, Crystal Vigil, Daniel Brotzman, Daniel Money, David Schoonmaker, Diana Rael, Elena Vasconez, Gayle Jetchick, Jack Bajorek, Jacob Cox, Jason Batchelor, Jeannine Rustad, Jeffrey Moore, Jennifer Orozco, Jessica Prosser, Jose Rodriguez, Julie Patterson, Kelly Bish, Kevin Hougen, Laurie Womer, Leah Ramsey, Mac Callison, Marisa Noble, Mark Witkiewicz, Melvin Bush, Mindy Parnes, Philip Nachbar, Rachel Allen, Robert Oliva, Scott Berg, Stephen E Rodriguez, Steven Durian, Thomas Blevins, Tod Kuntzelman, Tom Oldenburg, Yuriy Gorlov

1. CALL TO ORDER

2. APPROVAL OF MAY 10, 2023, DRAFT MINUTES–COUNCIL MEMBER BERGAN

2.a. The minutes were approved.

3. GENERAL BUSINESS

3.a. 2023 Northeast Aurora and Aerotropolis Development Update

Summary of Issue and Discussion:

Mindy Parnes, Planning Manager, provided an update on the Northeast Aurora and Aerotropolis Development. She mentioned various residential and industrial developments, such as High Point, Painted Prairie, Aurora Highlands, Green Valley Ranch East, Windler, Porteos, JAG Logistics, Majestic, Prologis, Aurora Commerce Center, Stafford Logistics, and Horizon Uptown. She discussed the progress made in each development, highlighting the number of constructed and planned units, acreage, and the types of buildings. Parnes also mentioned several

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more projects in the pipeline and noted that the development review team was present to answer any specific questions.

- CM Lawson appreciated the presentation and raised concerns about the potential for gridlock in the city due to the increase in development. She emphasized the need for more transportation options, especially for the senior community in Green Valley, and expressed concern about the lack of transportation connections in the new areas of development. M. Parnes responded by acknowledging the city's transportation concerns, mentioning that the new Transit Demand Management Group would focus on this issue. She also referred to the upcoming Multimodal Transportation Master Plan, suggesting the city needs to explore all transit options, including non-traditional ones such as shuttles.
- CM Lawson suggested the implementation of park and ride systems for workers and stressed the need for proactive measures to prevent transportation issues. Mac Callison pointed out the ongoing initiatives to improve transportation, including a Transportation Demand Management Corridor Study by the Colorado Department of Transportation (CDOT), Bustang services, and bike/ped trails. He also mentioned the possibility of partnering with businesses for shuttle rides.
- CM Bergan then asked about the role of the Aerotropolis Regional Transportation Authority (ARTA) in regional infrastructure development.
- Callison gave an update on ARTA's projects, including final designs for I-70 Aerotropolis Interchange and connections to other major roads. He highlighted ARTA's success in providing continuous connections in the transportation network.
- CM Bergan acknowledged the importance of transportation in the development plans and looked forward to the upcoming discussion on attracting businesses to the area. She requested a printed copy of the presentation from Parnes, who agreed to provide it.

Outcome:

Information only.

Follow-up Action:

None required.

3.b. ICSC RECON**Summary of Issue and Discussion:**

Robert Oliva, Retail Commercial Supervisor, shared about the upcoming ICSC Conference. Oliva noted that city leaders and staff attend ICSC annually, and this year seven representatives will be attending from May 21st to 23rd. Their goal is to attract, retain, and expand retail opportunities in the city.

He explained that the video needed to be updated due to the rapid growth and change in the northeast region of the city. The video was produced with the help of

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the Communications Department. He also detailed the types of groups they meet with at the conference, including developers, brokers, retailers, restaurant operators, and center owners. Oliva stated that their schedule for the conference is already fully booked with half-hour meetings. He also elaborated on the city's specific goals, such as attracting grocery stores to the Murphy Creek area and assisting developers in determining their target market mix for mixed-use projects. He also mentioned the tools and services they present to attract desirable businesses to Aurora. They offer demographic information, traffic counts and patterns, competitive analysis, and site and location services, among other things.

R. Oliva touched on the opportunity to connect retailers and restaurant operators directly with developers, and the use of advanced technology to assist these businesses. He also mentioned a welcome packet they've been sending out to new retailers in the city, noting they've sent out 720 such letters.

R. Oliva also described the purpose of the video they'll be sharing at the conference, which is to draw people to their booth. The video will be played on a loop on three monitors, without sound or music due to the high level of ambient noise at the convention.

Robert Oliva initiated the playback of a video to be showcased at the ICSC Conference. The video appeared choppy due to the method of display, but Oliva assured that it runs smoothly in actuality. He pointed out the taglines that were developed with the help of the Communications Department to market Aurora effectively.

After the video, Oliva praised the City Council's past decision to participate in the ICSC Conference, stating that it paved the way for other cities. He noted that this year, many other Colorado cities, including small towns from Adams County, would also have booths at the conference.

Oliva revealed that Aurora's booth would be open to their developers for meetings, and that the city is now in competition with other Colorado cities at the ICSC Conference. He mentioned plans to possibly upgrade their booth next year, emphasizing that other cities have followed Aurora's lead in utilizing the ICSC Conference as a means to attract business.

- CM Angela Lawson praised the video and asked if they receive questions about challenges Aurora may face, particularly from developers or restauranteurs. She also queried about the comparison of quality of life and permit processes between Aurora and other cities. Oliva responded that they generally don't receive such broad questions, with most queries centered on specific business concerns. However, they do get asked about the speed of their permit process, which they assure is expedited.
- CM Bergan complimented the video and asked about the nature of the half-hour meetings. Oliva explained that the meetings happen both at their booth and at others. He discussed the logistical challenges of the conference, particularly given

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its size and the fact that some of the larger players prefer to stay at their booths. He also mentioned the strategic location of Aurora's booth, which is visible from the other side of the building and stands out due to its brightness and height.

- CM Bergan inquired about the opportunities for marketing retail and restaurant spaces in areas of Aurora that are mostly built out. Oliva confirmed that they heavily market existing properties as these deals can be made sooner than those involving properties still under development.
- CM Lawson further asked if they consider the unique gaps in each Ward in Aurora in terms of the types of businesses that might be needed. Oliva mentioned that a colleague, Tom Oldenburg, does an impressive job at identifying every possible opportunity.

Outcome:
Information only.

Follow-up Action:
None required.

4. MISCELLANEOUS MATTERS FOR CONSIDERATION

4. a. Aurora Economic Development Council

- Yuri Gorlov
NO REPORT

4.b. Havana Business Improvement District

- Chance Horiuchi
NO REPORT

4.c. Aurora Chamber of Commerce

- Kevin Hougen:
NO REPORT

4.d. Planning Commission

- Becky Hogan
NO REPORT

4.e. Oil and Gas Committee

- Brad Pierce:
NO REPORT

4.f. Business Advisory Board

- Garrett Walls
NO REPORT

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4.g. Retail

- Bob Oliva

NO REPORT

4.h. Small Business

Elena Vasconez, provided updates on the visit of the SBA's Associate Administrator for International Trade, Mr. Gabe Esparza, on April 26. The aim of Mr. Esparza's visit was to understand the challenges businesses face with international trade. A roundtable discussion was held with Aurora's small business owners involved in import/export, local banks, and Community Development Financial Institutions (CDFIs), as well as staff from Colorado SBA, the Office of Economic Development and International Trade (OEDIT), and the new SBDC State Director. The discussion was fruitful, and Mr. Esparza was satisfied with the information gathered.

E. Vasconez then introduced the new Associate Director for the South Metro SBDC, Laurie Womer, who had been promoted from Senior Small Business Consultant. Laurie gave an update about the events of April 27. She mentioned that Mr. Esparza attended a ribbon-cutting ceremony for the new SBDC Satellite Office in Castle Rock at the Arapahoe Community College's Sturm Collaboration Campus. The event was attended by over 100 clients and VIPs. After the event, there was a lunch with Mr. Esparza, where he discussed the issues affecting international trade and various available programs. The lunch was sponsored by the Independent Bank.

4.i. Visit Aurora

- Bruce Dalton

NO REPORT

- CM Bergan asked Jason Batchelor about a point of discussion from the Northeast Aerotropolis Development Update. She noted that during an AEDC meeting, a representative from Buckley Air Force Base mentioned a significant challenge: the need for a substation to be built. This led to a broader discussion about power grids and infrastructure, including a comment that Westminster is no longer able to develop due to a lack of power grid infrastructure.
- CM Bergan inquired whether the Xcel Megasite, as mentioned in the Aerotropolis update, was intended to expand the power grid. Jason Batchelor responded that it's part of Xcel's service plan, and that while there are challenges related to supply chain issues, workforce issues, and contractor availability, Xcel has generally been keeping up with demands. He said that they maintain regular communication with Xcel about development activities and that this is something they're monitoring closely.
- CM Bergan then inquired about their communication with Xcel regarding future development, to which Jason confirmed regular contact. They also discussed the

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need for a substation on Buckley, which needs to be completed by 2027, or Buckley would risk losing its mission. Councilmember Lawson added that this was a critical issue discussed in DC with Congressman Crow and the Deputy Secretary at the Pentagon. Jason affirmed that this was a known issue and something they've discussed with Buckley and Xcel, and he committed to following up to see if there were any specific issues or delays they could help address.

5. CONFIRM NEXT MEETING DATE

Scheduled for June 14, 2023, at 8:30 AM MT.

6. ADJOURNMENT



APPROVED:

Françoise Bergan, Committee Chair