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

Date: February 14, 2024

Time: 8:30 am

Members Present Chair: Council Member Francoise Bergan, Vice Chair: Council Member Curtis Gardner, Council Member Steve Sundberg

Others Present Aaron Vega, Aja Tibbs, Alicia Montoya, Andrea Amonick, Andrea Barnes, Becky Hogan, Brad Pierce, Brandon Cammarata, Brian Rulla, Bruce Dalton, Cathy DeWolf, Cesarina Dancy, Chance Horiuchi, Crystal Vigil, Daniel Brotzman, Daniel Krzyzanowski, David Schoonmaker, Elena Vasconez, Gayle Jetchick, Jacob Cox, Jeannine Rustad, Jeffrey Moore, Jennifer Orozco, Jessica Prosser, Laura Perry, Laurie Womer, Leah Ramsey, Lena McClelland, Mac Callison, Marcia McGilley, Marisa Noble, Mark Smith, Megan Waldschmidt, Melissa Rogers, Melvin Bush, Michael Bryant, Michelle Gardner, Mindy Parnes, Morgan Cullen, Naomi Colwell, Rachel Allen, Robert Oliva, Scott Berg, Stephen E Rodriguez, Sunny Banka, Tod Kuntzelman, Yuriy Gorlov

1. CALL TO ORDER

2. APPROVAL OF JANUARY 10, 2024, DRAFT MINUTES–COUNCIL MEMBER BERGAN

2.a. The minutes were approved.

3. GENERAL BUSINESS

3.a. UDO and Process Updates

Summary of Issue and Discussion:

Aja Tibbs, Planning Supervisor

Aja Tibbs, Planning Supervisor, begins her presentation on the UDO (Unified Development Ordinance) and Process Update. She provides background information, mentioning that the current UDO was adopted in 2019 and has led to improvements in development trends. Tibbs highlights the success of the Code in supporting quality development through over 2,300 application reviews.

Post-pandemic, there has been a desire for improved efficiency in city review processes, leading to a contract with MIG to review Codes and Process documents.

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Tibbs explains that the study has identified perceived issues and potential opportunities, and staff is working on scoping future Code amendments. She focuses on approximately 25 tasks and steps related to planning and the UDO, excluding those not directly related to these areas.

Aja Tibbs proceeds to discuss the key items highlighted in the issues and opportunities list, with a majority focusing on the Master Plan application process. She outlines seven of the 25 items related to Master Plans, some mentioned multiple times.

The items include updating the Master Plan Manual to make processes less detailed and more conceptual, allowing concurrent submissions of Master Plans and Site Plan applications, amending thresholds for Master Plans to simplify or eliminate requirements for small sites, simplifying the amendment process, and developing a preliminary plat process for more conceptual requirements before technical engineering.

Tibbs then presents a basic diagram illustrating how the Master Plan process relates to other applications, showing it as the conceptual beginning stage that feeds into more detailed applications such as Site Plans and Infrastructure Site Plans.

Aja Tibbs continues by discussing potential solutions to address the issues raised regarding Master Plans. She proposes the development of additional applications to support the conceptual level of Master Plan applications, particularly for smaller projects. One suggestion is the creation of a "Minor Master Plan" or a similar application that focuses on addressing the necessary components at a conceptual level without requiring a full Master Plan.

Additionally, Tibbs suggests exploring the concept of a preliminary plan, which could be more centered on infrastructure improvements and would bridge the gap between the Master Plan process and the detailed requirements of a Site Plan. This preliminary plan could potentially streamline or replace certain aspects of the Site Plan process, especially the Infrastructure Site Plan, to reduce redundancies.

Tibbs emphasizes the importance of understanding the extent to which the city of Aurora has already been master planned. She highlights the need for flexibility in the exchange between detailed Site Plan processes and Master Plan processes, often requiring amendments or changes to Master Plans. The focus is on examining the amendment process to determine when it is necessary and how to minimize the back-and-forth between different types of applications.

Aja Tibbs proceeds to discuss the second most mentioned item, which focuses on approval processes for various applications, not just Master Plans. She highlights several specific requests that were raised multiple times:

1. Updating the recording process, considering that some jurisdictions only record plats, not site plans.
2. Equalizing the amount of work required across all sub-areas of the city. Currently, there are differences in approval processes between sub-areas A, B, and C.

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3. Increasing options for minor site plan approvals and granting greater decision-making authority to the director, potentially removing discretionary processes from certain site plan approvals.
4. Implementing an expedited review process and fee incentives for public benefit projects or special projects.

Tibbs presents an infographic to illustrate the complexity of approval processes, emphasizing that it's not always straightforward to determine which application corresponds to which approval process due to the diverse nature of development projects in different sub-areas of Aurora. These sub-areas encompass greenfield developments as well as infill projects, each with unique characteristics and public engagement processes.

Aja Tibbs discusses the relationship between application types and approval processes. She highlights that certain applications, such as zoning changes, may require public hearing processes based on applicable laws. Tibbs emphasizes the distinction between major and minor applications, noting that minor changes often undergo administrative review, while major ones involve more extensive procedures. She underscores the importance of public engagement, recognizing the balance between streamlining processes for the development community and ensuring meaningful public participation throughout the approval process. Tibbs stresses the need to consider how and when to engage the public to maintain transparency and uphold stakeholders' ability to participate.

Aja Tibbs discusses adjustments in the context of waivers or variances, which allow for deviations from development code standards. She raises the question of whether administrative approval could be granted for adjustments instead of requiring Planning Commission review, considering the pros and cons of each approach. Tibbs also touches on use standards, highlighting their importance in addressing unique site contexts and ensuring appropriate use of land. She notes that certain uses may require conditional use approval based on established standards in the development code.

Aja Tibbs provides a comprehensive overview of the approval processes and potential adjustments being considered, highlighting the desire from the development community to streamline discretionary items. She emphasizes the complexity of these tasks and acknowledges that additional UDO or Code Amendments may be necessary throughout the year. Tibbs also mentions the potential impact of Proposition 123 and ongoing legislative discussions on development standards and approval processes, urging a balanced approach to addressing various issues while ensuring ongoing projects are completed effectively.

Aja Tibbs concludes her presentation by highlighting the ongoing efforts of planning staff to review and improve the city's code for clarity and efficiency. She encourages feedback and discussion from the committee members, offering her contact information for further communication. Tibbs welcomes any additional concerns or thoughts from the committee and expresses gratitude for their time and attention.

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Council Member Sundberg asks Aja Tibbs about the staffing arrangements for overseeing the UDO process updates and development review. Tibbs responds that the work is currently handled internally by existing staff, with involvement from various city departments. She also notes the ongoing assistance from a consultant service provided by MIG to finalize the scope of work.

Jeannine Rustad, Director of Planning and Development Services, emphasizes the priority of ensuring that applications are reviewed and completed on time. Laura Perry, Deputy City Manager, adds that consultant help will be brought in for specific initiatives to augment staff and improve the development review process.

Council Member Bergan seeks clarification on the recording process for site plans and plats. Aja Tibbs explains that while the city currently records site plans, master plans, and plats, some jurisdictions only record plats as land records. They are evaluating the pros and cons of this approach to determine the best course of action.

Council Member Bergan inquires about the downside of not recording site plans. Aja Tibbs explains that without recording, the reliance shifts to internal record-keeping, and prospective parties would need to obtain the information directly from the city instead of finding it as a recorded land document at the county. However, the plans are available through the city's Aurora Property Maps via GIS, which is a public-facing service.

Council Member Bergan inquires about the downsides of allowing adjustments to be made administratively rather than through the Planning Commission. Aja Tibbs explains the importance of upholding the integrity of the Code and ensuring that adjustments are considered seriously to avoid undermining the purpose of the standards.

She also highlights the potential domino effect that even small changes can trigger and the value of public input through a public hearing process. Jeannine Rustad adds that while administrative decisions can still be noticed for public input, there is a provision in the Code allowing the Planning Director to require a hearing before the Planning and Zoning Commission if significant neighborhood input is received.

This ensures that the public still has an opportunity to be heard in certain cases. Council Member Bergan expresses appreciation for the clarification and concludes the discussion.

Outcome:

Information only.

Follow-up Action:

None required.

3.b. Development Review Updates for Year End 2023 & 2024 Process Improvement Projects***Summary of Issue and Discussion:***

Laura Perry, Deputy City Manager

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Council Member Bergan introduces the next agenda item, which is the Development Review Update presented by Laura Perry, Deputy City Manager. Perry begins by highlighting the city's focus on streamlining the development review process, which started with the Red Tape Reduction Ad Hoc Committee.

She outlines the accomplishments of 2023, which included initiatives aimed at increasing on-time reviews and updates to manuals and the Unified Development Ordinance. Additionally, Perry mentions the implementation of new civil and drainage checklists to improve the quality of submissions to the city and streamline the review process.

Laura Perry discusses the collaboration with the development community to streamline license agreements and implement dedicatory maps. She mentions the introduction of a customer service survey in March, which has provided valuable feedback on the development process.

Positive feedback has been received regarding customer service, staff availability, and the Building Division. Perry also acknowledges ongoing challenges, particularly related to city requirements for plan submissions across different categories such as Master Plans, Site Plans, Civil Plans, Drainage, and Parks, Recreation, and Open Space.

Laura Perry highlights the challenge of ensuring quality plan submissions, particularly in the face of high workloads in the consultant community. She acknowledges the issue of multiple rounds of review due to consultant errors, new staff comments, and design changes during the process.

Perry also mentions the outdated nature of the timelines used for measuring on-time reviews, noting that they do not account for the diverse range of project sizes and complexities seen today compared to 20 years ago. She emphasizes the need to reassess these timelines and adapt to the current landscape in 2024.

Laura Perry emphasizes the importance of AMANDA, a vital system that tracks plan reviews and serves as a customer portal linked to the city's website. The city has a dedicated IT team to support and enhance this technology. Perry also mentions the focus on improving organizational culture and operational coordination across multiple city departments involved in the development review process.

Additionally, she acknowledges the challenges in staffing and recruitment, both within the city and in the private sector, highlighting efforts to retain employees and address turnover in the engineering community.

In 2024, the focus of the work plan will be on achieving project completion, addressing the challenges and opportunities previously mentioned. The goal is to implement institutional changes to submittal requirements across all disciplines, building on the progress made in 2023. This includes areas highlighted by Aja, such as Master Plans, among others.

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In addition to updating our 20-year-old timelines to enhance consistency and predictability, we plan to complete updates to various aspects such as parks, recreation, open space, roadway, erosion control, and utilities. These updates will be informed by industry consultants to ensure they meet the needs of current developments.

We will also continue engaging heavily with the development community for feedback. Technology upgrades and further updates to the Unified Development Ordinance (UDO) will also be priorities. These changes will be implemented in phases throughout the year to demonstrate ongoing progress. Additionally, various departments are identifying new areas for improvement, which will be addressed as they arise.

In addition to the previously mentioned items, we are also focusing on intake and resubmittal refinements to improve the quality of plan sets submitted. We are evaluating the finalization process of plans to ensure that once a set reaches the final round, no new comments are received.

Technical solutions through AMANDA will be explored further, particularly to enhance tracking of comments and reduce the number of review rounds. Regular updates will be provided to stakeholders, including City Council, the development community, and the Home Builders Association (HBA), to keep them informed of progress and improvements in the development review process.

Laura Perry announced updates to the metrics and workload report card for Development Review, transitioning from a monthly to a quarterly format to provide comprehensive metrics across each stage of the process. This quarterly report card will be available online, offering Council regular updates on 2024 initiatives and other successes.

Additionally, there will be an increase in stakeholder engagement efforts, website enhancements based on customer feedback, and various methods to gather additional input, such as surveys and focus groups, ensuring effective implementation of improvements.

In the presentation, a review of the 2023 workload and metrics was provided, comparing performance against 2022. The Development Review Process involves multiple departments collaborating at each stage. Despite a 19% decrease in development applications, there's been a shift towards larger, more comprehensive submittals, leading to increased workload.

However, there have been improvements in on-time metrics for various stages compared to 2022. Notably, civil plan sets saw a significant increase in on-time performance, while real property transactions also showed improvement. Building permits issued in 2023 increased by 40% compared to 2022, driven by rises in new single-family and multifamily dwellings, as well as renovation permits.

In the presentation, the Building Division was highlighted for its exceptional performance, with building plan set reviews and code inspections achieving

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impressive on-time rates of 99% and 96% respectively. The call center, a crucial resource for inquiries, maintained a high standard with 92% of calls being returned within 45 seconds.

Regarding finances, the Development Review Fund saw increased revenues and decreased expenditures in 2023 compared to budgeted figures, resulting in a healthy fund balance of about 9.2 million. Despite initial cautious spending due to slowed activity, the fund remained robust by the end of the year.

Special recognition was given to key staff members leading the charge on various initiatives and workload management, underscoring their dedication and hard work in driving progress. And the individuals are Jacob Cox and his staff, Cesarina Dancy, Brandon Cammarata, Aja Tibbs, Vern Adams, Sarah Young, Tod Kuntzelman, Scott Berg, and Nicole Aikne.

In the discussion, Council Member Sundberg acknowledged the collaborative effort across departments and expressed appreciation for the dedication shown by staff members. He humorously referred to a visual representation of cooperation among key figures in the project. Transitioning to a more serious note, he inquired about staffing levels and was informed by Laura Perry that while some key vacancies have been filled, staffing levels are continuously monitored. They have made progress in filling positions, particularly in the traffic group, and continue to evaluate workload while also utilizing contractors to augment staff when necessary.

Council Member Sundberg inquired about comments that seemingly arise unexpectedly during the development review process, which can lead to delays. Laura Perry acknowledged this issue and explained that they are working to minimize the number of review rounds and improve the quality of submittals.

She mentioned ongoing discussions with the consultant and development community to find a balanced approach. Sundberg also raised concerns about developers finding certain aspects of the city's code impractical or frustrating. Jeannine Rustad and Aja Tibbs elaborated on the process of addressing such concerns, mentioning that they prioritize fixing broken aspects of the code and are supportive of adjustments when necessary.

They emphasized their willingness to work with developers to find practical solutions while adhering to the code. Finally, Sundberg expressed gratitude and concluded his questions.

Council Member Bergan expressed gratitude and acknowledged the challenges regarding submittals, which have been a significant issue. He sought clarification on the process of addressing common issues within submittals to simplify and potentially make code changes to alleviate burdens.

Laura Perry confirmed that they are indeed looking into identifying common issues and streamlining the process. She elaborated on the time constraints faced by consultants, mentioning that the five-day turnaround time for plan sets may not be

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sufficient for larger submissions, leading to incomplete responses and subsequent rounds of reviews.

Perry highlighted that many comments are related to compliance with the city's code, prompting them to reassess the balance between meeting code requirements and ensuring a manageable process for consultants.

Council Member Bergan expressed understanding and reiterated the importance of finding a solution that reduces pressure on consultants while maintaining quality and thoroughness. Perry emphasized the interconnectedness of various requirements in the development review process and how addressing one aspect can have ripple effects on others, underscoring the need for a comprehensive approach to improvement.

Council Member Bergan inquired about staffing strategies for handling different types of development projects, particularly concerning consistency in personnel assignments and minimizing disruptions due to staff turnover.

Laura Perry explained that departments typically assign a consistent team of reviewers to projects, but acknowledged room for improvement in structuring teams, such as having designated teams for projects from start to finish. She emphasized the importance of backup personnel to ensure continuity in case of extended staff absences.

Council Member Bergan expressed appreciation for the efforts made in response to feedback from the Red Tape Ad Hoc Public Hearings, recognizing the challenges involved in making process improvements and transitioning to new software like AMANDA.

Perry confirmed that the conversion to the latest version of AMANDA was completed in 2023 to meet security and technical requirements, and detailed plans are in place for further upgrades with thorough monthly steps outlined. Council Member Bergan thanked Perry and the team for their work.

Outcome:

Information only.

Follow-up Action:

None required.

3.c. Retail Update 2019-2023; Post Covid**Summary of Issue and Discussion:**

Robert Oliva, Retail Commercial Supervisor

Council Member Bergan introduced the Retail Update agenda item, welcoming Bob Oliva, Retail Commercial Supervisor, to present on retail and sales tax generation post-COVID. Oliva expressed gratitude for the opportunity to present and shared his screen to begin the presentation.

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He explained that the presentation would cover the comparison between retail and sales tax generation before and after the onset of COVID-19, focusing on the final numbers from 2023 compared to pre-pandemic conditions in 2019.

Due to time constraints, the presentation skipped three slides and jumped into the automotive sector. Gas stations, represented by the orange bar, performed well during COVID despite decreased driving due to increased gas prices. Gas stations saw a 109% increase in sales tax revenue from pre-COVID (2019) to post-COVID (2023).

Auto repair, depicted in gray, remained flat until 2019 and then increased by 41% during the same period. Auto, truck, and trailer sales and leasing dipped in 2020 due to limited availability but rebounded to end up 24% higher from 2019 to 2023, averaging a 5% increase annually.

In the home centers and furnishings sector, furnishings experienced fluctuations during COVID, with some increases during relief periods but overall, only saw a 6% increase over five years, below CPI. Electronics and appliances had mixed performance, with appliances declining but electronics thriving, resulting in a 24% increase overall. Home centers, including Home Depot and Ace Hardware, saw a significant 44% increase from pre-COVID to post-COVID.

Supermarkets and convenience stores, representing retail food and beverage, showed steady growth throughout the period, with a 34.5% increase overall. Specialty food stores, such as bakeries and meat markets, initially leveled off during COVID but rebounded strongly afterward, surpassing pre-COVID numbers and showing a 49% increase over five years, almost 10% annually.

In the category of beer and wine, there was a notable shift from liquor stores to grocery stores, with beer and wine sales declining in 2023 as sales transferred to grocery stores. This resulted in a slight drop in overall sales tax revenue for beer and wine.

Moving on to health and personal care, pharmacies experienced fluctuations throughout COVID, with an initial increase of 10% in the first year followed by a decline in subsequent years, resulting in a modest 2.6% increase over five years. Conversely, personal care stores, including beauty supplies and perfumes, saw a minor decline at the start of COVID but rebounded strongly with a 54% increase from their low in 2020, contributing significantly to overall sales during Christmas and demonstrating pent-up demand.

In the clothing, hobby, and general merchandise category, clothing stores initially faced closures during COVID, leading to a 16% dip in the first year but rebounded strongly with a 76% increase from their lows, averaging 46% over the five-year period. Sporting goods stores experienced a similar trend, dropping in the first year and only finishing up 16% over the entire period, contributing to their challenges. However, general merchandise stores, including department stores and discounters, thrived during COVID, with Walmart and Target leading the way, showing a 54% increase over the five-year period.

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Entertainment sectors, such as motion pictures and performing arts, struggled significantly, facing a 50% hit in the first year and ultimately ending the period down 15%, along with accommodations, which dropped 50% in the first year but managed to recover and finish up 20% over the period, matching the average CPI increase.

Restaurants and food service categories showed varied performance, with specialty food providers like caterers and food trucks experiencing substantial growth, up 210% from pre-COVID to post-COVID. Full-service restaurants faced a 25% drop in the first year and only ended up 10% over the entire period, while limited-service establishments, including fast food and quick-service restaurants, saw consistent growth, up 38% for the five-year period.

Overall, sales tax revenue initially saw a slight increase in the first year of COVID but experienced significant growth in subsequent years, with an 18.7% jump by the third year and a total increase of 37% from pre-COVID to post-COVID, surpassing CPI growth rates.

During the discussion, Council Member Bergan highlighted the significant impact of internet sales tax on the city's revenue during the pandemic. He pointed out that despite the challenges faced by traditional indoor malls like Park Meadows, the city was able to maintain stable sales tax revenue due to the implementation of the market facilitator ordinance, which ensured the collection of taxes from online sales. Council Member Bergan emphasized the importance of this ordinance, noting that without it, the city would have experienced significant revenue losses. Bob Oliva agreed, acknowledging the crucial role of internet sales tax in bolstering the city's revenue during challenging times.

During the presentation, Bob Oliva discussed the long-awaited information about vacancies in each ward, which had been requested for years. He commended Dan and Marissa from the GIS Department for their efforts in compiling the data. The surprising outcome revealed that no ward had vacancies exceeding 95%, a benchmark considered optimal in the shopping center business. In fact, one ward boasted an impressive 98.15% occupancy rate, with Ward II emerging as the leader in low vacancies.

Council Member Sundberg cheered for Ward II's achievement, reflecting the overall positive trend across all wards. The average vacancy rate across the wards was noted to be a mere 3.7%, indicating a healthy occupancy rate citywide.

Moving forward, the discussion shifted to analyzing the city's capture of sales tax revenue from surrounding towns. A heat map visual representation was introduced to illustrate the shopping patterns of residents, indicating areas where the city was effectively capturing sales tax revenue.

During the presentation, Bob Oliva provided insights into the shopping patterns revealed by heat maps, particularly focusing on two shopping centers, Cornerstar and Arapahoe Crossing. He highlighted the stark differences in the amount of business

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each center drew from surrounding areas, particularly the Denver Tech Center, Centennial, and Parker.

Oliva explained that Cornerstar, located on the route home from work, attracted significant business from areas like the Tech Center, Centennial, and Parker. In contrast, Arapahoe Crossing, situated on the route to work, did not draw as much business from these areas. He attributed this phenomenon to the convenience of shopping on the way home from work compared to on the way to work.

Council Member Bergan raised the question of whether the types of stores in each center influenced their attractiveness to shoppers. Oliva acknowledged this factor, emphasizing that Cornerstar boasted more unique stores, such as Nike and potentially another grocer, making it a regional center that drew customers from a wider radius. In contrast, Arapahoe Crossing's stores like Walmart and King Soopers were more ubiquitous, making it a local center with a narrower catchment area.

Oliva concluded the presentation by underscoring the significance of Cornerstar's success in attracting shoppers from neighboring towns, attributing it to the mix of unique stores and regional center status. He expressed optimism about the future of Cornerstar, noting recent investments in the center by a new company.

Council Member Bergan expressed interest in obtaining similar heat maps for Southlands and understanding residents' shopping patterns concerning Park Meadows. Oliva assured him that heat maps for each ward were available and could be provided promptly.

Council Member Sundberg inquired about the impact of electric vehicles (EVs) on gasoline tax revenue. Oliva responded that while EV sales were increasing, the drop in gasoline tax revenue attributed to EV usage had not yet materialized. He noted that EV sales had recently declined, possibly due to pricing issues or concerns about infrastructure, and the long-term impact on gasoline tax revenue remained to be seen.

During the discussion following the presentation, Council Member Bergan raised several points for clarification and further exploration.

Firstly, he inquired about the interpretation of "lowest vacancy" concerning different retail spaces, expressing concerns about potential disparities in vacancy rates due to varying sizes of retail areas. Bob Oliva acknowledged this concern, noting that smaller strip centers without anchor stores might have higher vacancy rates despite having less square footage. He also highlighted the importance of considering lease agreements, explaining that some seemingly vacant stores might still be generating rent for landlords until the lease expires.

Council Member Bergan also sought clarification regarding the lodging tax, particularly in relation to the category of entertainment and accommodation. Oliva explained that while the overall category saw a 15% decrease over five years, this did not include the lodging tax component. He clarified that the lodging tax collections for 2023 were at their highest level ever, indicating potential growth in the hotel sector.

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Additionally, Council Member Bergan inquired about upcoming meetings with Ward Council Members and whether they would receive specific information about trends, vacancies, and sales tax. Oliva confirmed that during these meetings, they would provide detailed information about each retail center, including trends and potential strategies for improvement.

In conclusion, Council Member Bergan expressed appreciation for the presentation and thanked Oliva for his insights and thoroughness, highlighting the value of the information provided.

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

Chance Horiuchi provided updates during the Miscellaneous Reports segment, highlighting new businesses, events, and developments along Havana Street. He began by mentioning the highly anticipated opening of Nana's Dim Sum & Bao, a popular dumpling shop from Denver and Boulder, scheduled to open at Village on the Park. He also mentioned the recent opening of The Maverick at Havana and Yale and the rebranding of Come and Go.

Additionally, Horiuchi shared news about Auntie Anne's and Jamba Juice at the Gardens, emphasizing the significance of these additions to Aurora's retail landscape. He also mentioned the opening of Ace Hardware at the Gardens on Havana, highlighting the transition of a large space into smaller businesses, including Ross and Ace Hardware.

Furthermore, Chance discussed upcoming businesses such as Empanada and Halal Markets and new concepts from Seoul Hospitality Group. He invited council members to visit Leezakaya, the newest Japanese restaurant and pub on Havana Street, which offers elevated sushi and lunch specials.

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Regarding events, Horiuchi reported on the success of the recent Lunar New Year Festival, which attracted thousands of attendees despite adverse weather conditions. He mentioned plans to bring back the festival due to its popularity and announced the return of night markets on the last Saturday of each month at Leezakaya.

However, Horiuchi noted that the night markets would no longer be held at Sam's No. 3 due to its closure. Instead, they will take place at Havana and Yale at Leezakaya, emphasizing the importance of adapting to changes in the local business landscape.

In conclusion, Chance extended Lunar New Year and Valentine's Day wishes to everyone and welcomed further inquiries about specific properties or businesses along Havana Street. Council Member Bergan expressed appreciation for Horiuchi's updates and acknowledged the vibrant activity happening along Havana Street.

4.c. Aurora Chamber of Commerce

- Naomi Colwell

NO REPORT

4.d. Planning Commission

- Becky Hogan

During the Miscellaneous Reports segment, Becky Hogan from the Planning Commission provided updates on the evening's agenda. She mentioned three projects scheduled for discussion, one each in Wards II, III, and IV, expressing excitement about the virtual meeting on Valentine's Day despite the unusual timing.

Council Member Bergan humorously suggested rescheduling the meeting, to which Hogan responded that developers do not wait for anyone, highlighting the importance of keeping up with project timelines.

Hogan also took a moment to express gratitude to Asian Avenue Magazine On Havana and Bonfire for organizing an event celebrating the Lunar New Year. She described the event as a remarkable success, noting the enthusiastic turnout despite initial concerns about attendance following a snowfall. Hogan thanked City Council for honoring the Asian community and expressed anticipation for future celebrations.

Council Member Bergan reciprocated the appreciation and reiterated the council's commitment to celebrating cultural diversity and community events.

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

NO REPORT

4.i. Visit Aurora

- Bruce Dalton

NO REPORT

5. CONFIRM NEXT MEETING DATE

Scheduled for March 13, 2024, at 8:30 AM MT.

6. ADJOURNMENT



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Françoise Bergan, Committee Chair