

**AURORA URBAN RENEWAL AUTHORITY REGULAR MEETING MINUTES**

**Date: April 22, 2024**

**Time: 4:45 pm**

---

**1. CALL TO ORDER:**

Chairman Mayor Mike Coffman called the meeting to order at 4:45 p.m.

---

**2. ROLL CALL: Kadee Rodriguez, Deputy City Clerk**

PRESIDING: Chairman Coffman

COMMISSIONERS PRESENT: Bergan, Coombs, Hancock, Jurinsky, Lawson, Medina, Murillo, Sundberg, Watson, Zvonek

COMMISSIONERS ABSENT: Gardner

COMMISSIONERS ARRIVING AFTER ROLL CALL: Baca

OFFICIALS PRESENT: Jason Batchelor, AURA Executive Director  
Andrea Amonick, AURA Manager  
Laura Perry, Deputy City Manager  
Jeannine Rustad, Director of Planning & Business Development  
Mindy Parnes, Manager Long Term Planning  
Teri Velasquez, AURA Treasurer

---

**3. APPROVAL OF MINUTES**

3.a November 27, 2023, AURA Regular Meeting Minutes  
Moved by Commissioner Coombs, seconded by Commissioner Murillo.

Voting Aye: Coffman, Bergan, Coombs, Jurinsky, Lawson, Medina, Murillo, Sundberg, Watson, Zvonek

Abstaining: Hancock

3.b March 25, 2024, AURA Regular Meeting Minutes  
Moved by Commissioner Bergan, seconded by Commissioner Lawson

Voting Aye: Coffman, Bergan, Coombs, Hancock, Jurinsky, Lawson, Medina, Murillo, Sundberg, Watson, Zvonek

Abstaining:

---

**4. BILLS AND COMMUNICATIONS**

---

**5. Regular AURA Meeting**

**5.a. Northwest Aurora Development Organization(s) Feasibility Study**

Laura Perry, Deputy City Manager, presented a proposal to undertake a phased development organizational feasibility study in partnership with Progressive Urban Management Associates (PUMA), a consultant. Several development organization structure options can further the goals of protecting and cultivating small businesses, increasing housing options, improving safety and security, and investing in capital improvements along the corridor while maintaining the area's character.

PUMA advises clients on community planning, economic development, organizational management, and financial solutions. Founded in 1993, PUMA has created over 90 BIDs, DDAs, and other districts, including our Havana BID.

The study will evaluate how an entity or entities could advance the community's development goals and priorities, evaluate the pros and cons of mechanisms to deliver community-based properties, create a detailed business plan for those entities, and, if approved to move forward, engage in the formation of the entity/entities.

The development organization structure options that can provide public and private partnership investments are Downtown Development Authorities (DDAs), Business Improvement Districts (BIDs), and Community Development Corporations (CDCs). DDAs, funded through various sources, including property taxes, are focused on infrastructure improvements, marketing, and business support. BIDs, funded by property taxes on commercial property owners, concentrated on business area enhancements like maintenance, marketing, security, and capital projects. CDCs, as non-profits, prioritized community revitalization through a broader range of services such as job training, small business development, housing, and financial literacy.

L. Perry asked for the AURA Commissioners' approval for city staff to move forward in working with PUMA to evaluate how an entity or entities could advance goals and priorities in downtown Aurora.

Commissioner Baca motioned to support, seconded by Commissioner Coombs.

Commissioner Bergan commented that a DDA or BID entity makes sense and asked if they must look at all three organization types.

Commissioner Murillo explained that the best thing for the community is a robust engagement process, which includes all three organization options to decide what's best for the community.

Commissioner Coombs added that the study will examine Northwest Aurora to identify an entity that can address the area's specific needs, including businesses and housing.

Commissioner Hancock commented that the study is for PUMA to vet the three options and make a recommendation, but ultimately, it's up to the commissioners to decide.

Commissioner Watson commented that PUMA should look at the three options and get the community involved for better potential for success. He suggested there could be two options.

*VOTE ON BOARD RECOMMENDATION:*

Voting Aye: Coffman, Bergan, Coombs, Hancock, Jurinsky, Lawson, Medina, Murillo, Sundberg, Watson, Zvonek

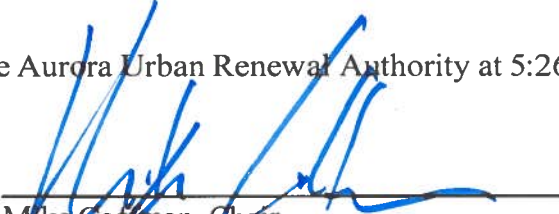
Voting Nay:

**Motion is adopted.**

---

4. **ADJOURNMENT**

Chair Coffman adjourned the meeting of the Aurora Urban Renewal Authority at 5:26 p.m.

  
\_\_\_\_\_  
Mike Coffman, Chair

**ATTEST:**

  
\_\_\_\_\_

Jason Batchelor, Executive Director/Secretary