

AURORA URBAN RENEWAL AUTHORITY REGULAR MEETING MINUTES

Date: January 13, 2025

Time: 3:50 pm

1. CALL TO ORDER:

Chairman Mayor Coffman called the meeting of the Aurora Urban Renewal Authority to order.

1. ROLL CALL: Kadee Rodriguez, Deputy City Clerk

PRESIDING:	Chairman Coffman
COMMISSIONERS PRESENT:	Bergan, Coombs, Hancock, Jurinsky, Lawson, Medina, Murillo, Sundberg, Watson,
COMMISSIONERS ABSENT:	Baca, Gardner
COMMISSIONERS ARRIVING AFTER ROLL CALL:	
OFFICIALS PRESENT:	Jason Batchelor, AURA Executive Director Andrea Amonick, AURA Manager Laura Perry, Deputy City Manager

2. APPROVAL OF MINUTES

- 3.a. June 10, 2024, AURA Regular Meeting Minutes
Moved by Commissioner Bergan, seconded by Commissioner Sundberg
Chair Coffman seeing no opposition, the minutes are approved.
- 3.b. November 18, 2024, AURA Regular Meeting Minutes
Moved by Commissioner Sundberg, Seconded by Commissioner Watson
Chair Coffman seeing no opposition, the minutes are approved.

4. BILLS AND COMMUNICATIONS

- 4.a. AURA Loan Agreement to Support Infrastructure Construction in the 13th Avenue Station Area

AURA R2025-01 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE LOAN AGREEMENT BETWEEN THE AURORA URBAN RENEWAL AUTHORITY AND THE CITY OF AURORA, COLORADO, FOR THE FINANCING OF THE 13TH AVENUE STATION PROJECT

Jennifer Orozco provided a brief introduction to the topic, stating that the Board was being asked to consider loaning up to \$5 million to the city for infrastructure construction in the 13th Avenue Station area project. She outlined the location of the station on the Regional Transportation District (RTD) R-line, which was visible on the East side of Interstate 225 between 6th and Colfax Avenue. The two primary development sites in the area: the RTD property, which had access via a dead-end street on 13th Avenue, and the Bach Homes development, which was accessed from Dillon Way, a street stemming from 6th Avenue.

She explained that the limited access to both sites hindered their potential for dense development, and the proposed solution was to construct a bridge over a nearby creek to connect Dillon Way to 13th Avenue. Jennifer Orozco described the concept for the bridge, including the proposed extension of Dillon Way, and mentioned the \$8 million budget for the project. The benefits of the project were emphasized, citing the availability of grant funding for affordable housing and infrastructure, the City's need for housing, and RTD's openness to redeveloping its parking lots. The 13th Avenue Station was noted to be ideally located near major employment clusters, and the project could help meet the City's affordable housing needs, which included a shortfall of 12,000 units.

J. Orozco outlined a blight designation for the area, which had been approved in 2019, and the ongoing update to the station area plan. She detailed the potential for up to 950 new housing units in the area, with approximately 430 units possible on the RTD site and 526 units on the Bach Homes site. She presented concept drawings for both properties, showing a mix of apartment buildings and rental townhomes. The financial strategy included using \$4 million in grant funding, with the loan filling in the remaining amount, to be repaid through Tax Increment Financing (TIF) revenue once an urban renewal area was established.

J. Orozco then presented the timeline for the project, which involved several steps, including securing approval for the loan agreement, establishing the urban renewal area, and finalizing agreements with taxing partners. She concluded by reiterating the question for the AURA board: whether they supported loaning up to \$5 million to the city for the infrastructure construction.

Chair Mayor Coffman followed up with a question about the number of units designated as permanent supportive housing. Jennifer Orozco clarified that the RTD site could accommodate up to 430 units, but these would be affordable, not necessarily permanent supportive housing. Chairman Mayor Coffman asked for clarification, and Jennifer Orozco explained that while permanent supportive housing could be part of the project, it was not specifically being required at this stage.

Commissioner Sundberg then asked whether RTD was contributing any funding to the project. Jennifer Orozco responded that RTD had not yet volunteered any financial assistance, although their land was a valuable resource. Sundberg also inquired about the Colorado Department of Local Affairs (DOLA) grants, to which Jennifer Orozco confirmed that they are intended for infrastructure related to affordable housing.

Commissioner Coombs asked whether the \$4 million grant was designated specifically for the 13th Avenue Station site, to which Jennifer Orozco confirmed it was. Commissioner

Bergan raised a question about the City's commitment under Colorado Proposition 123 to facilitate 550 affordable housing units per year. Jennifer Orozco clarified that the target was 1,650 units over three years and that the current project aimed for 950 units.

Commissioner Lawson expressed support for the project, emphasizing the importance of utilizing underutilized land and the potential to provide a variety of housing options near transit.

Commissioner Murillo also expressed support, citing their past involvement with RTD and the need to develop underutilized land for affordable housing.

Chair Mayor Coffman then called for a motion. Commissioner Murillo moved to approve the loan agreement, which was seconded by Commissioner Lawson.

VOTE ON BOARD RECOMMENDATION:

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

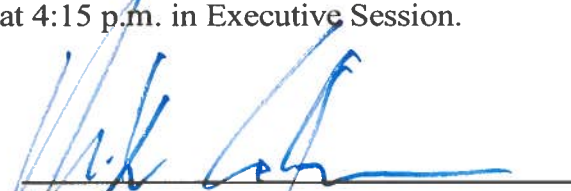
Voting Nay: None

Motion passes to adopt the Resolution.

5. **Regular AURA Meeting**

6. **ADJOURNMENT**

Chair Mayor Coffman adjourned the meeting of the Aurora Urban Renewal Authority and announced that it would reconvene at 4:15 p.m. in Executive Session.



Mike Coffman, Chair

ATTEST:



Jason Batchelor, Executive Director/Secretary