

AURORA URBAN RENEWAL AUTHORITY REGULAR MEETING MINUTES

Date: March 10, 2025

Time: 4:55 pm

1. CALL TO ORDER:

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

2. ROLL CALL: Kadee Rodriguez, Deputy City Clerk

PRESIDING:	Chairman Coffman
COMMISSIONERS PRESENT:	Bergan, Coombs, Hancock, Jurinsky, Kassaw, Lawson, Medina, Murillo, Sundberg, Watson
COMMISSIONERS ABSENT:	Baca, Gardner
COMMISSIONERS ARRIVING AFTER ROLL CALL:	
OFFICIALS PRESENT:	Jason Batchelor, AURA Executive Director Peter Schulte, City Attorney Andrea Amonick, AURA Manager Terri Velasquez, Director of Finance

3. APPROVAL OF MINUTES

3.a. February 10, 2025, AURA Regular Meeting Minutes

Chair Coffman called for a motion to approve the minutes from the February 10, 2025, meeting, and it was moved by Commissioner Sundberg and seconded by Commissioner Kassaw. The motion was approved unanimously, with all commissioners voting in favor.

Motion passes to adopt the Minutes.

4. BILLS AND COMMUNICATIONS

5. REGULAR AURA MEETING

5.a. A Professional Services Agreement for the Management of Hyatt Parking Garage

AURA R2025-03 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE AURORA RENEWAL AUTHORITY, AUTHORIZING THE CHAIRPERSON TO EXTEND THE SERVICE AGREEMENT BETWEEN THE AURORA URBAN RENEWAL AUTHORITY AND CPX AURORA FS HOTEL, LLC REGARDING

PROFESSIONAL PARKING MANAGEMENT SERVICES FOR HYATT REGENCY
PARKING MANAGEMENT SERVICES FOR HYATT REGENCY HOTEL AND
CONFERENCE CENTER

Scott Bauman, Public Works Parking & Mobility Services Manager, presented the item to the commissioners. He proposed approving a service agreement between the Aurora Urban Renewal Authority (AURA), owner of the Hyatt parking garage, and CPX Aurora FS Hotel LLC for professional parking management services at the Hyatt Regency Aurora Garage.

Mr. Bauman began by offering context about the facility, noting that the garage was located south of Colfax Avenue, across Water Street from the Anschutz Campus, on 14th Place. It is an AURA-owned property within the Fitzsimmons Urban Renewal Area and officially opened in May 2016.

The garage is a six-story, above-ground structure containing 506 parking stalls. It primarily serves hotel guests, conference center attendees, and members of the public. The garage has electric vehicle charging stations and fully gated, automated fee collection systems.

Mr. Bauman detailed the scope of the proposed agreement, explaining that CPX would continue to have responsibility for daily operational control of the garage, including customer service, cash handling, janitorial services, management of permanent parking holders, and coordination of special events. He clarified that the agreement would not encompass structural maintenance, HVAC systems, elevator maintenance, or emergency generator operations. Major repairs or structural issues, such as those previously encountered at the AMC Garage, would fall outside the scope of this contract.

He outlined the financial terms of the agreement, stating that it was a five-year contract similar to the existing one but with updates to the fee structure. The proposed management fee was \$6,000 monthly for the first two years, increasing to \$6,300 for years three through five, with a flat \$500 monthly accounting fee. He noted that CPX had not received an increase in cost for over six years.

Mr. Bauman justified the selection of CPX, highlighting the benefits of having an onsite operator. He explained that if a part-time operator were used, guests experiencing issues—such as problems with payment machines or gate access—would be directed to contact an offsite entity, potentially resulting in delayed responses. In contrast, CPX staff are present 24/7 at the adjacent hotel, ensuring immediate and effective customer service. Furthermore, Mr. Bauman emphasized the operational synergy between the hotel and garage, with shared janitorial and engineering services facilitating efficient management.

Council Member Bergen asked whether the AURA would own the garage indefinitely and why it had not been turned over to the Hyatt. It was clarified that the garage would remain under AURA ownership and that this arrangement was part of the original deal structure.

Commissioner Sundberg inquired about the enforcement of parking citations. Mr. Bauman explained that enforcement was a joint effort: CPX would issue courtesy notices for minor infractions and, if necessary, escalate the issue by contacting Bauman to dispatch the Park Aurora enforcement team. In severe cases, enforcement could include towing vehicles from the garage.

Commissioner Sundberg also raised concerns about the reputation of parking management firms in the Denver area. Mr. Bauman responded that CPX, a hotel company with locations across the country, primarily focused on customer service and had a favorable reputation. He added that while CPX only managed a few garages nationwide, their model was suitable for this setting, and the responsibilities were straightforward.

A question was raised regarding the garage's annual revenue from parking fees. Mr. Bauman stated that the garage had netted approximately \$35,000 the previous year. He noted that this figure reflected earnings after covering operational expenses, including the \$2,500 monthly management fee and mortgage payments.

Chair Coffman called for a motion to approve item 5a. Moved by Commissioner Coombs, seconded by Commissioner Bergan. The motion passed with unanimous approval, with Commissioner Hancock approving with reservation.

VOTE ON BOARD RECOMMENDATION:

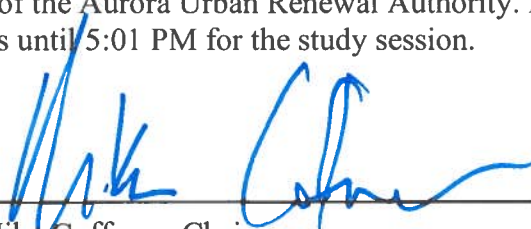
Voting Aye: Bergan, Coffman, Coombs, Hancock (with reservation), Jurinsky, Kassaw, Lawson, Medina, Murillo, Sundberg, Watson

Voting Nay: None

Motion passes to adopt the Resolution.

6. ADJOURNMENT

Chair Mayor Coffman adjourned the meeting of the Aurora Urban Renewal Authority. He noted that City Council members would recess until 5:01 PM for the study session.



Mike Coffman, Chair

ATTEST:



Jason Batchelor, Executive Director/Secretary