

AURORA URBAN RENEWAL AUTHORITY REGULAR MEETING MINUTES

Date: June 9, 2025

Time: 3:00 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, Gardner, Hancock, Kassaw, Medina, Murillo, Sundberg, Watson
COMMISSIONERS ABSENT:	Baca
COMMISSIONERS ARRIVING AFTER ROLL CALL:	Coombs, Jurinsky, Lawson
OFFICIALS PRESENT:	Jason Batchelor, AURA Executive Director Peter Schulte, City Attorney Terri Velasquez, Director of Finance Jeannine Rustad, Interim AURA Manager

3. APPROVAL OF MINUTES

3.a. April 7, 2025, AURA Regular Meeting Minutes

Chair Coffman called for a motion to approve the minutes from the April 7, 2025, regular meeting. Moved by Commissioner Sundberg, seconded by Commissioner Bergan. 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. The Point at Nine Mile Station Update

Chad Argentar, Senior Redevelopment Project Manager with AURA, Planning and Business Development, presented an update on the project.

Mr. Argentar reviewed the project's history, beginning with the 2006 opening of the RTD Nine Mile Station, which spurred community engagement to redevelop the adjacent 22-acre Regatta Plaza Shopping Center. He explained that the shopping center had been in decline, with deteriorating buildings, high vacancies, and four separate property owners who could not agree on a redevelopment vision. In 2014, the Nine Mile Station Urban Renewal Area (URA) was established to address slum and blight and to implement the 2012 Nine Mile Station Area Plan. In 2015, the larger URA was carved into four distinct plazas.

He recounted that AURA selected the Mile-High Koelbel (MHK) team as the master developer in 2016 after a competitive process. The redevelopment to date includes a new, larger King Soopers and fuel station which opened in 2019; 22,000 square feet of main street retail; The Point Crossing, a 63-unit affordable apartment building ; and The Tempo, a 260-unit market-rate apartment building.

Mr. Argentar outlined the proposal for the remaining undeveloped areas, referred to as the North and South Parcels. The current proposal from MHK for the North Parcel includes 255 market-rate rental apartments across five levels, structured parking, a public plaza, and at least 6,000 square feet of retail space.

Commissioner Bergan questioned the amount of retail space developed compared to the original proposal and inquired about sales tax revenue. Mr. Argentar clarified that approximately 100,000 square feet of retail, including the new King Soopers, has been developed. A representative for the developer added that while an original goal was for 55% of the smaller retail spaces to be sales-tax-producing, the current leasing environment has shifted that to approximately 40%. Responding to a question from Commissioner Bergan about for-sale housing, a developer representative explained that for-sale condominiums were not considered viable due to concerns about construction defect litigation.

Commissioner Bergan also inquired about the pedestrian bridge connecting the development to the light rail station. Mr. Argentar confirmed the city is leading the project, which is currently in the design phase with federal funds involved, and it is anticipated to be bid for construction in the fall.

Chair Coffman commended the developer for including structured parking, stating that avoiding a "sea of asphalt" is a visual benefit to the project.

Commissioner Coombs asked about the height of the proposed apartment building. The developer responded that it would be five stories, similar to the Tempo apartments.

Commissioner Hancock praised the quality of the Tempo apartments but expressed a philosophical concern about the city "becoming a city of renters," stating that "stakeholders are owners." She acknowledged that the project is beautifully done and that the retail is succeeding.

Commissioner Coombs responded, arguing that the focus on new rentals overlooks the significant number of single-family homes and condos in Aurora that are purchased by

investors and rented out. She suggested that if the council wishes to promote ownership, it should consider policies addressing the use of for-sale products as rental properties.

Commissioner Jurinsky voiced strong opposition to the new proposal, describing the existing apartment complex at Parker Road and Peoria as an "unfortunate eyesore" and a "monstrosity." She stated that she cannot support the continued development of large, tall apartment complexes that obstruct views of retail businesses. Commissioner Jurinsky affirmed her support for retail, commercial, and single-family home developments but not for this type of multifamily project.

Commissioner Sundberg asked if the plan included a children's play area. The developer's representative confirmed that the public plaza design incorporates interactive play elements for children.

FOR INFORMATION ONLY.

6. ADJOURNMENT

Chair Coffman called for a motion to adjourn the meeting and go into Executive Session. Commissioner Bergan moved the motion, seconded by Commissioner Hancock. Chair Coffman adjourned the meeting of the Aurora Urban Renewal Authority at 3:26 PM.



Mike Coffman, Chair

ATTEST:



Jason Batchelor, Executive Director/Secretary