

AURORA URBAN RENEWAL AUTHORITY REGULAR MEETING MINUTES

Date: November 17, 2025

Time: 3:35 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: Baca, Bergan, Coombs, Hancock, Kassaw, Medina, Murillo, Sundberg, Watson

COMMISSIONERS ABSENT: Gardner, Jurinsky, Lawson

COMMISSIONERS ARRIVING AFTER ROLL CALL:

OFFICIALS PRESENT: Jason Batchelor, AURA Executive Director
Pete Schulte, City Attorney
Terri Velasquez, Director of Finance
Jeannine Rustad, Interim AURA Manager

3. APPROVAL OF MINUTES

3.a. June 9, 2025, AURA Regular Meeting Minutes
Chair Coffman called for a motion to approve the minutes from the June 9, 2025, meeting, and it was moved by Commissioner Sundberg, seconded by Commissioner Kassaw.

The motion was approved unanimously.

3.b. June 23, 2025, AURA Regular Meeting Minutes
Chair Coffman called for a motion to approve the minutes from the June 23, 2025, meeting, and it was moved by Kassaw, seconded by Commissioner Bergan.

The motion was approved unanimously.

4. BILLS AND COMMUNICATIONS

No bills or communications were presented for discussion.

5. REGULAR AURA MEETING

5.a. Colorado Science and Technology (CSTP) Tax Exempt Land Sale – Post

Chapel**AURA2025-05 A RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE AURORA URBAN RENEWAL AUTHORITY
AUTHORIZING THE SALE OF THE POST CHAPEL PROPERTY BY THE
FITZSIMONS REDEVELOPMENT AUTHORITY TO THE POST CHAPEL
PRESERVATION FOUNDATION**

Chad Argentar, Senior Redevelopment Project Manager with AURA, Planning and Business Development, presented a request to authorize the sale of the Post Chapel property. Mr. Argentar explained that the 2008 Public Finance and Redevelopment Agreement requires Authority approval for any land sales to tax-exempt entities and allows the Authority to impose or waive Payment in Lieu of Taxes (PILOT).

He provided background on the property, noting that the 3,400-square-foot chapel was built in 1942 and operated until 1996, after which it sat dormant. He stated that the Fitzsimons Redevelopment Authority (FRA) wishes to preserve the structure for non-denominational community use. In October 2024, the FRA Board passed a resolution authorizing the transfer of the land to a nonprofit entity, contingent upon raising approximately \$1 million for renovations. Mr. Argentar reported that the Post Chapel Preservation Foundation was formed in April 2025 and has since secured financial commitments exceeding the required \$1 million. Staff recommended approval of the sale without financial conditions, citing the preservation of the original structure as the best use for the site.

Commissioner Coombs requested clarification on the intended "non-denominational" use of the facility. Ms. Kelly Brough, President and CEO of the FRA, clarified that the facility would serve as a place of reflection and historic preservation rather than a venue for organized religious services. She noted that access would be granted to badged personnel on the campus, including hospital and university staff.

Commissioner Watson inquired about the acreage of the site, noting a discrepancy in the documents. Mr. Argentar and Ms. Brough confirmed the parcel size is 0.23 acres, acknowledging a typographical error stating 2.3 acres. Commissioner Bergan expressed support for the resolution, commending the preservation of the historic chapel and the Foundation's investment in renovations.

Commissioner Hancock asked for definitive confirmation regarding whether religious services could be held at the location to ensure no specific group was excluded. Ms. Brough and Mr. Argentar confirmed the resolution specifies use for meditation, reflection, and prayer of any religion, but restricts it to non-denominational community use rather than specific church services.

Chair Coffman called for a motion to approve the resolution. It was moved by Commissioner Bergan and seconded by Commissioner Hancock. The motion was approved unanimously.

VOTE ON BOARD RECOMMENDATION:

Voting Aye: Commissioners Baca, Bergan, Coffman, Coombs, Hancock, Kassaw, Medina, Murillo, Sundberg, Watson

Motion passes to adopt the Resolution.

5.b. The Point at Nine Mile Market Study Update

Chad Argentar, Senior Redevelopment Project Manager with AURA, Planning and Business Development, presented an update on the Request for Proposals (RFP) process for a market study concerning the remaining AURA-owned parcels at The Point at Nine Mile Station.

Mr. Argentar explained that ten years have passed since the initial master development plan was adopted, necessitating a re-evaluation of market conditions before proceeding with the development of the remaining "North and South" parcels. He reported that following the Board's authorization in June, an RFP was published in July, yielding 13 proposals with costs ranging from \$27,000 to over \$150,000. A staff review committee selected Leland Consulting Group based on their methodology, team expertise, and a competitive proposal of \$69,324. He noted the study is expected to take four to five months to complete.

Commissioner Bergan asked if the market study would analyze vacancies in multifamily and retail sectors. Mr. Argentar confirmed the scope includes a "highest and best use" analysis in the context of the greater development, evaluating office, hospitality, retail, and residential sectors. He added that the consultants would conduct interviews with local experts and the master developer.

Commissioner Bergan inquired about current retail vacancies and the master developer's assessment of market demand. Mr. Argentar responded that the master developer, Mile High Koelbel, manages the existing retail and provides quarterly updates. He explained that while the developer had proposed flex space, AURA staff prioritized this independent study to ground future decisions in current market realities.

FOR INFORMATION ONLY.

6. ADJOURNMENT

Chair Coffman adjourned the meeting of the Aurora Urban Renewal Authority at 3:49 PM.



Mike Coffman, Chair

ATTEST:

A handwritten signature in blue ink, appearing to read "Jason Batchelor", written over a horizontal line.

Jason Batchelor, Executive Director/Secretary