

AURORA URBAN RENEWAL AUTHORITY REGULAR MEETING MINUTES

Date: January 12, 2026

Time: 3:20 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: Andrews, Bergan, Coombs, Gardner, Hancock, Horton, Lawson, Medina, Wiles, Watson

COMMISSIONERS ABSENT: Baca

COMMISSIONERS ARRIVING AFTER ROLL CALL: Jackson

OFFICIALS PRESENT: Jason Batchelor, AURA Executive Director
Pete Schulte, City Attorney
Terri Velasquez, Director of Finance
Robin Fleischmann, AURA Manager

3. APPROVAL OF MINUTES

3.a. November 17, 2025, AURA Regular Meeting Minutes
Chair Coffman called for a motion to approve the minutes from the November 17, 2025, meeting, and it was moved by Commissioner Bergan, seconded by Commissioner Coombs.

The motion to adopt the minutes was approved unanimously.

4. BILLS AND COMMUNICATIONS

No bills or communications were presented for discussion.

5. REGULAR AURA MEETING

5.a. Urban Renewal Orientation

Robin Fleischmann, the recently appointed Manager of Urban Renewal and Redevelopment, delivered an orientation on the fundamentals of urban renewal, defining it as a community tool for establishing public-private partnerships to achieve redevelopment goals.

R. Fleischmann reported that staff are available to conduct comprehensive technical reviews on specific topics at the request of the board. The orientation detailed the mandated process for creating an Urban Renewal Area (URA):

- **Conditions Survey:** Documents existing conditions to establish at least four factors of "blight".
- **Urban Renewal Plan:** Outlines the project vision and refers to the city's Comprehensive and Transportation plans.
- **Economic Impact Report:** Forecasts future development and tax revenues to facilitate collaboration with taxing partners.

R. Fleischmann explained Tax Increment Financing (TIF) as a 25-year set-aside of the growth in tax value ("increment") to assist development while partners continue to receive taxes at the established "base" level.

R. Fleischmann and Executive Director Jason Batchelor clarified three investment methods: Publicly Issued Bonds (rare due to Authority assuming performance risk), Reimbursement Bonds/Public Finance and Redevelopment Agreement's (PFRA) (utilizing Metro Districts), and Redevelopment Agreements (most common, transfers risk to the developer).

CM Bergan inquired about the accuracy of tax revenue forecasting, citing past discrepancies at Fitzsimons. R. Fleischmann clarified that TIF is based on actual revenues received, not forecasts, and staff maintains frequent communication with the Assessor's office to adjust estimates. R. Fleischmann further noted that staff aim to maximize available resources within current constraints when navigating the limits of public entity participation.

Chair Coffman noted the vacant School District representative slot. J. Batchelor explained that House Bill 15-1348 requires consensus among multiple taxing jurisdictions for a single representative, which has led to an impasse; however, the Authority continues to consult each entity individually. R. Fleischmann expressed hope that a representative might assume the duties of that position in the future.

Melissa Rogers, Urban Renewal Supervisor, summarized successful projects:

- **Gardens on Havana:** Redevelopment of a former blighted and aging indoor mall with 75% vacancy. M. Rogers reported the project successfully transitioned the site to a 500,000 SF mixed-use lifestyle center with several large-box retail anchors, medium and junior box retail tenants, exterior pad site development along N. Havana and a central main street offering a variety of in-line tenants and multiple dining choices. The 15-year Public Finance and Redevelopment Agreement reached the end of its term in June 2024, and the center remains a vibrant activity node in the Havana District.
- **Fitzsimons Boundary Area II (Fitz II):** A 68-acre area carved out of the original Fitzsimons URA for the purposes of stimulating new redevelopment in the vacant sites across from the Campus and south of

Colfax Avenue. With the initial TIF clock being 14 years in, creating a new URA/ TIF clock allowed more flexibility for assistance in meeting the urban renewal goals for the area. M. Rogers reported the medical campus was experiencing rapid growth while surrounding areas required intervention. The city's first Transit Oriented Development (TOD) mid-rise mixed-use residential project created a market that allowed subsequent projects like Broadleaf and other newer multifamily projects to be built without further city assistance.

5.b. Update on Urban Renewal Efforts in the 13th Avenue Station Area

Jennifer Orozco, Senior Development Project Manager, summarized the development strategy for the 13th Avenue Station area, identifying it as a notable project for further review. Private sector investment has remained stagnant due to limited access points that do not meet fire code for dense development. J. Orozco provided the rationalization for public intervention, noting the solution is an estimated \$8 million bridge over Tollgate Creek to connect the Regional Transportation District (RTD) and Bach Homes sites. The project is expected to deliver over 900 new units, including up to 430 affordable units on the RTD site and over 500 units on the Bach Homes site. J. Orozco noted that the private developer of the southern site is currently prepared to commence development on their workforce housing project.

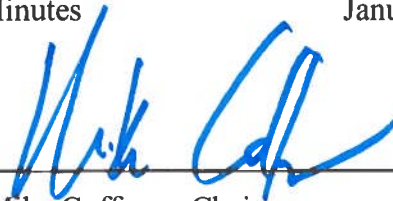
The financial strategy utilizes \$4 million in state grants—consisting of two \$2 million DOLA awards from the Strong Communities Infrastructure Grant and the Energy Impact Assistance Fund (EIAF) More Housing Now Initiative—and a \$5 million AURA loan to the city. J. Orozco reported these sources were used because the project is ineligible for federal transportation funding, as the Dillon Way road extension functions as a local road rather than a regional arterial system. J. Orozco stated that total bridge costs are anticipated shortly as the project reaches 30% design. J. Orozco reviewed the inter-jurisdictional consultation tour conducted in October 2022, which secured concurrence from stakeholders. While Bach Homes is overseeing construction of the bridge, the Authority will re-evaluate funding sources if costs significantly exceed estimates.

CM Bergan questioned the housing composition. Director of Planning Jeannine Rustad confirmed the Bach property will be rentals, but some townhome ownership opportunities may be possible on the RTD property given statutory and insurance complexities regarding condominium development. City Attorney Pete Schulte noted that an item related to the board's concurrent roles as City Council members would appear on the study session consent agenda to avoid duplicate presentations.

FOR INFORMATION ONLY

6. ADJOURNMENT

Chair Coffman adjourned the meeting of the Aurora Urban Renewal Authority at approximately 4:03 PM.



Mike Coffman, Chair

ATTEST:



Jason Batchelor, Executive Director/Secretary