

**AURORA URBAN RENEWAL AUTHORITY REGULAR MEETING MINUTES**

**Date: March 9, 2026**

**Time: 3:10 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, Horton, Lawson, Medina, Wiles, Watson

COMMISSIONERS ABSENT: Andrews, Gardner, Jackson

COMMISSIONERS ARRIVING AFTER ROLL CALL: Lawson

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. March 09, 2026, AURA Regular Meeting Minutes  
Chair Coffman called for a motion to approve the minutes from the January 12, 2026, meeting. It was moved by Commissioner Hancock, seconded by Commissioner Watson.

**The motion was approved unanimously.**

**4. BILLS AND COMMUNICATIONS**

No bills or communications were presented for discussion.

**5. REGULAR AURA MEETING**

**5.a. Aurora Public Schools (APS) Cooperation Agreement for 13<sup>th</sup> Avenue Station Urban Renewal Area**

Jennifer Orozco, Senior Redevelopment Project Manager, Planning and Business Development, outlined the development strategy and funding framework for the 13th Avenue Station Urban Renewal Area, addressing both the Aurora Public Schools (APS) and Arapahoe County cooperation agreements. J. Orozco explained that the station area

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located East of I-225, between Colfax & 6<sup>th</sup> Ave remains underutilized and surrounded by undeveloped land due to accessibility and access challenges, as the Regional Transportation District (RTD) and Bach Homes property each only have a single point of access, which prevents dense residential development. J. Orozco stated that constructing a bridge over Tollgate Creek is the strategic solution to enable development on the parcel for up to 950 new transit-oriented homes.

J. Orozco detailed the financial strategy, noting that the infrastructure will be funded by a \$4 million Department of Local Affairs (DOLA) grant paired with a \$5 million matching loan from AURA. J. Orozco confirmed the AURA loan is intended to be repaid using tax increment financing (TIF) revenues generated from a newly established TIF area within the plan boundary. J. Orozco reported that tri-party negotiations yielded agreements wherein APS will contribute 70% of its mill levy revenue and Arapahoe County will contribute 65% of its mill levy revenue to support the project. The cooperation agreements being presented at AURA will also be presented at City Council and will need to be approved by both taxing entities, AURA, and City Council.

CM Bergan requested clarification regarding the projected cost of the bridge infrastructure. J. Orozco confirmed the original estimate was \$8 million, but preliminary engineering at the 30% design phase indicated higher costs, which staff are actively refining as they approach the 60% design milestone. CM Bergan evaluated the necessity of the infrastructure, and J. Orozco confirmed the bridge is the fundamental purpose of the urban renewal plan. Addressing potential funding shortfalls beyond the currently secured \$9 million, J. Orozco suggested staff might return to the Board to request an expansion of the AURA loan. CM Bergan also clarified that the project operates independently of the Downtown Development Authority (DDA).

Chair Coffman expressed strong support for the strategy, framing it as a highly effective use of a complex property that will provide valuable housing assets to the city.

CM Coombs questioned whether the state's land use legislation compliance requirements could invalidate the awarded DOLA grant funding. J. Orozco clarified that legal counsel has confirmed the existing \$4 million grant is fully secured because the agreements were executed over a year ago, though non-compliance may restrict the city's eligibility for future grant opportunities.

Chairman Coffman called for a motion to adopt item 5.a. The motion was moved by Commissioner Hancock, seconded by Commissioner Watson.

*VOTE ON BOARD RECOMMENDATION:*

**Voting Aye:** Commissioners Coffman, Baca, Bergan, Coombs, Hancock, Horton, Lawson, Medina, Watson, Wiles.

**Motion passes to adopt Resolution R2206-01.**

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**5.b. Arapahoe County Cooperation Agreement for 13<sup>th</sup> Avenue Station Urban Renewal Area**

Following the combined presentation delivered under Item 5.a., Chair Coffman introduced the resolution regarding the Arapahoe County Cooperation Agreement and called for a motion for Item 5.b. The motion was moved by Commissioner Hancock, seconded by Commissioner Lawson.

*VOTE ON BOARD RECOMMENDATION:*

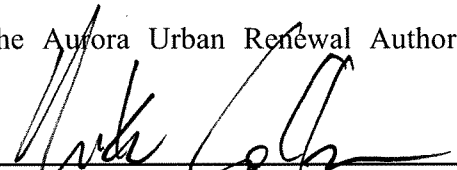
**Voting Aye:** Commissioners Coffman, Baca, Bergan, Coombs, Hancock, Horton, Lawson, Medina, Watson, Wiles.

**Motion passes to adopt Resolution R2206-02.**

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**6. ADJOURNMENT**

Chair Coffman adjourned the meeting of the Aurora Urban Renewal Authority at approximately 3:21 p.m.

  
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Mike Coffman, Chair

**ATTEST:**  
  
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Jason Batchelor, Executive Director/Secretary