

AURORA URBAN RENEWAL AUTHORITY REGULAR MEETING MINUTES

Date: March 23, 2026

Time: 3:15 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, Jackson, Lawson, Medina, Wiles, Watson

COMMISSIONERS ABSENT: Andrews, Gardner

COMMISSIONERS ARRIVING AFTER ROLL CALL: Baca

OFFICIALS PRESENT: Jason Batchelor, AURA Executive Director
Peter Schulte, City Attorney
Terri Velasquez, Director of Finance
Robin Fleischmann, AURA Manager of Urban Renewal and Redevelopment

3. APPROVAL OF MINUTES

3.a. March 9, 2026, AURA Regular Meeting Minutes
Chair Coffman called for a motion to approve the minutes from the March 9, 2026, meeting. It was moved by Commissioner Hancock, seconded by Commissioner Bergan.

The motion to approve the minutes passed unanimously.

4. BILLS AND COMMUNICATIONS

No bills or communications were presented for discussion.

5. REGULAR AURA MEETING

5.a. 1st Amendment to the Cooperation Agreement between Aurora Public Schools (APS) and Aurora Urban Renewal Authority (AURA) Regarding Redevelopment in the Iliff Station Urban Renewal Area

Jennifer Orozco, Senior Redevelopment Project Manager, Planning and Business

Development, provided a comprehensive overview of the Iliff Station Urban Renewal Area, which consists of two distinct tax increment financing (TIF) areas:

- **TIF 1 (North):** Contains the Marq Iliff Station mixed-use project and a two-story, 600-space City-owned parking garage.
- **TIF 2 (South):** Includes the Avail Modern Living Apartments and a Hampton Inn & Suites, neither of which required AURA financial assistance.

J. Orozco reported that in July 2025, APS requested a renewed discussion regarding TIF Area 2 revenues to address a \$2 million shortfall for the Gateway High School renovation project. While a 2024 bond provided \$33 million, unanticipated cost inflation for systems repairs—including waste line replacement and security upgrades—has increased the budget to \$35 million. Gateway High School is the last comprehensive high school in the district that has not been modernized to current facility standards since the early 1970s.

The proposed amendment includes:

- A one-time \$2 million lump sum payment from TIF 2 accumulated revenues to APS.
- An increase in the future APS TIF 2 share-back percentage from 30% to 50%.
- Provisions allowing future mutual amendments without formal notification of other taxing entities.

During the board discussion, CM Bergan questioned the rationale for the increased share-back percentage. J. Orozco clarified that since no capital infrastructure projects are currently identified within the TIF 2 boundary, the increase supports APS while AURA retains 50% of future annual inflows (approx. \$750,000) for unforeseen needs.

Mayor Pro Tem Coombs raised concerns regarding the Iliff Station parking garage, noting operational issues and unused capacity on the top level. J. Orozco confirmed the garage is City-owned and structurally designed for vertical expansion, presenting future development potential. She clarified that while the garage sits in TIF 1, some flexibility exists to transfer funds between TIF areas if needed. CM Bergan emphasized that any major infrastructure failure at the garage could risk General Fund expenditures if TIF revenues are over-committed.

Outcome: Commissioner Bergan moved to approve Resolution R2026-03; Commissioner Coombs seconded the motion.

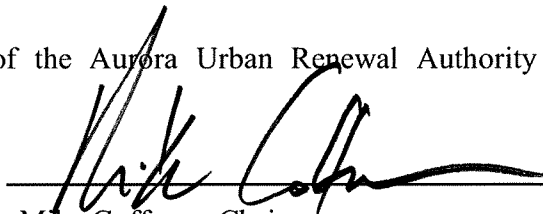
VOTE ON BOARD RECOMMENDATION:

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

Motion passes to adopt Resolution AURA R2026-03.

6. ADJOURNMENT

Chair Coffman adjourned the meeting of the Aurora Urban Renewal Authority at approximately 3:29 p.m.



Mike Coffman, Chair

ATTEST:



Jason Batchelor, Executive Director/Secretary