AGENDA

Aurora Urban Renewal Authority
Regular Meeting

Monday, August 10, 2026, 4:00 p.m.
Aurora Room
15151 E. Alameda Parkway
Aurora, CO 80012

Pages

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

   3.a **March 23, 2026 Meeting Minutes** 1

   3.b **May 4, 2026 Meeting Minutes** 4

4. **Bills and Communications**

5. **Regular AURA Meeting**

   5.a **Parkside Public Finance and Redevelopment Agreement Amendment** 12

   AURA R2026-05 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE AURORA URBAN RENEWAL AUTHORITY AUTHORIZING THE AMENDMENT TO THE PUBLIC FINANCE AND REDEVELOPMENT AGREEMENT BY AND BETWEEN THE AURORA URBAN RENEWAL AUTHORITY; STELLA ON THE PARK OWNER, LLC, ("DEVELOPER"); PARKSIDE AT CITY CENTRE BUSINESS IMPROVEMENT DISTRICT ("DISTRICT"); AND PARKSIDE AT CITY CENTRE METROPOLITAN DISTRICT ("METROPOLITAN DISTRICT")

   Jennifer Orozco, Senior Redevelopment Project Manager, Planning and Business Development / Rachel Allen, Deputy City Attorney

   Estimated time: 10 mins

6. Adjournment

Draft – Subject to Approval

AURORA URBAN RENEWAL AUTHORITY REGULAR MEETING MINUTES

Date: March 23, 2026

Time: 3:15 pm

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1. CALL TO ORDER:

Chairman Mayor Coffman called the Aurora Urban Renewal Authority meeting to order.

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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

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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.

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4. BILLS AND COMMUNICATIONS

No bills or communications were presented for discussion.

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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

Draft – Subject to Approval

AURORA URBAN RENEWAL AUTHORITY REGULAR MEETING MINUTES

Date: May 4, 2026

Time: 3:05 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, Coombs, Hancock, Horton, Jackson, Lawson, Medina, Wiles, Watson
COMMISSIONERS ABSENT:	Andrews, Baca, Gardner
COMMISSIONERS ARRIVING AFTER ROLL CALL:	Bergan, Coombs, Wiles
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 23, 2026, AURA Regular Meeting Minutes

Chair Coffman called for a motion to approve the minutes from the March 23, 2026, meeting. It was moved by Commissioner Hancock, seconded by Commissioner Watson.

There wasn't a call for approval of the minutes.

4. BILLS AND COMMUNICATIONS

No bills or communications were presented for discussion.

5. REGULAR AURA MEETING

5.a. The Point at Nine Mile Station – Project Update and Market Study

Chad Argentar, Senior Redevelopment Project Manager, introduced the project for a status update and discussion of the market study for the remaining acreage at the Point at Nine Mile Station, providing a brief overview of the project's history

for the benefit of new board members. The site comprises approximately 21.5 acres of the former Regatta Plaza Shopping Center, built in the 1980s. Following the opening of the Regional Transportation District (RTD) light rail station in 2006, the declining center experienced high vacancy rates and building deterioration, leaving only Key Bank, an older King Soopers and a few other businesses open. Subsequent community planning sessions culminated in the adoption of the Nine Mile Station Area Plan (SAP) and the creation of the Nine Mile Station Urban Renewal Area (URA) in 2013 and 2014 to address blighted conditions.

Mr. Argentar reported that AURA selected Mile-High Koelbel as master developer and executed a Master Development Agreement (MDA) in 2016. Land sales and exchanges continued through 2021. Completed phases included demolition of the old buildings, construction of a new 80,000-square-foot King Soopers, delivery of 22,000 square feet of retail space, and construction of the Point Crossing affordable housing complex alongside the 255-unit market-rate Tempo apartments. AURA is currently modifying the existing redevelopment agreements to support refinancing efforts for the projects. The current focus centers on the remaining 6.2 acres, divided into north and south parcels, still owned by AURA. Due to changed market conditions since the project began, the AURA Board authorized staff in June 2025 to hire a consultant for to conduct a market study on the remaining parcels; Following an RFP process, Leland Consulting Group was retained in November 2025 and completed its market study in April 2026. Staff intend to return to the board in June or July 2026 with items related to the existing agreements and potential proposal for the north parcel.

Ted Kamp, Principal with Leland Consulting Group, outlined the findings of the draft market analysis, prepared with subconsultants Greensfelder Real Estate Strategies for retail and Embarcadero Group for lodging. Mr. Kamp discussed general trade area conditions and specific analysis of the site. The analysis examined an eight-minute drive-time trade area containing roughly 80,000 households, which Denver Regional Council of Governments (DRCOG) data forecasts will add about 500 households per year over the next decade, with nearly half being renters. Median household income in the trade area is lower, at about $78,000, compared to roughly $104,000 for the metro area as a whole. While the site benefits from proximity to Interstate 225, Parker Road, Peoria Street, and the Cherry Creek Reservoir, the location faces traffic noise challenges, and the open boundary along the reservoir limits the adjacent rooftop density that supports local retail.

Mr. Kamp reviewed product category development recommendations:

- **Hospitality / Lodging:** The consulting team recommended against hospitality development. While a mid-scale hotel flag could maintain profitable long-term operations, high capital costs render any tier below luxury financially unfeasible, and attracting regional occupancy rates and average daily rates create insufficient revenue per room to attract private

capital.

- **Commercial Office:** Office development was not recommended for the remaining parcels. The regional office market continues to experience occupancy contraction, with trade area vacancies at 20.4 percent compared to an already elevated 18.1 percent metropolitan average; hybrid work arrangements inject underwriting volatility, and the site possesses no competitive advantages for corporate tenancy.
- **Regional Entertainment Districts:** Large-scale destination entertainment uses were evaluated as unfeasible. Successful regional entertainment models require a highly integrated commercial ecosystem and substantial land mass; combining both parcels yields only 6.2 acres, falling short of the 10-to-15-acre threshold required for a self-sustaining destination anchor.
- **Commercial Retail:** The analysis determined that household growth can support a modest inline commercial footprint of up to 20,000 additional square feet focused on necessity-based neighborhood retail, service providers, and neighborhood dining. Proximity to high-wage employment hubs like the Denver Tech Center (DTC) will not yield immediate captured demand, as entrenched commuter corridors favor the Interstate 25 spine over Interstate 225.
- **Ownership Residential (Condominiums / Townhomes):** The consulting team advised against ownership housing. Density for comparable regional townhome properties tops out at 18 units per acre, which would underutilize the land value; direct highway frontage exposes ownership parcels to traffic and sound nuisances that suppress for-sale pricing; and condominium delivery remains constrained by construction defect insurance liabilities across Colorado.
- **Rental Multifamily Residential:** Multifamily rental units represent the clear highest and best use for the parcels. A supply wave of new inventory delivered between 2021 and 2023 caused localized vacancy rates to spike to 10.7 percent in 2025, forcing competing assets like Tempo at Nine Mile to employ temporary lease concessions; however, permitting volumes contracted sharply in 2024 and 2025, allowing the supply glut to clear. Projects commencing design immediately will deliver units in early 2028 into an under-supplied and stabilized rental market.

Leland Consulting Group formally recommended a balanced mixed-income configuration: 250 market-rate apartment units on the north parcel, paired with 65 deed-restricted affordable housing units on the south parcel targeting a 60 percent Area Median Income (AMI) threshold, with a market-rate unit mix tilted modestly away from one-bedroom units toward studios, two-bedroom, and some three-bedroom units to spread risk. Mr. Kamp explained that the affordable phase would serve as a strong candidate for 9 percent Low-Income Housing Tax Credit (LIHTC) financing from the Colorado Housing Finance Authority (CHFA) due to its proximity to high-frequency transit and grocery infrastructure. This configuration satisfies municipal housing diversification goals without distorting regional market rate perceptions, while de-risking the market-rate parcel by

isolating low-income demand and raising the baseline rental absorption floor. Mr. Kamp also highlighted the planned small civic park and pedestrian bridge landing zone as a natural incubator for social and entrepreneurial commerce, utilizing food trucks and pop-up market concepts to establish permanent consumer purchasing patterns and elevate the area's culinary identity.

Commissioner Bergan requested clarification regarding alternatives to ownership housing and retail tax capture. While recognizing that highway-adjacent conditions favor higher-density rentals over for-sale townhomes, she remained concerned by the composition of the current street-level retail, which includes a banking facility, a dental practice, and a single restaurant, noting that sales tax cannot be collected on standard groceries or services. She questioned whether retail additions on the north and south parcels would repeat fast-food footprints and inquired whether AURA legally possesses the authority to mandate two-bedroom unit thresholds or restrict commercial space to tax-generating retail.

Mr. Kamp responded that the parcels are ideally positioned for limited-service dining and coffee footprints on the morning commute side of the corridor, and suggested the site could act as an anchor concentrating the scattered network of diverse ethnic restaurants currently operating across the trade area.

Mr. Argentar clarified that because AURA retains fee simple ownership of both parcels, the authority maintains control over who the land is sold to and what requirements and restrictions would be placed directly into redevelopment agreements as conditions of land conveyance.

Jean Rustad, Director of Planning and Business Development, cautioned that while AURA can legally dictate taxable retail covenants, previous phases featured tax-generation requirements that local market conditions ultimately failed to sustain. Ms. Rustad added that staff will conduct deeper pro forma financial modeling to ensure any embedded leasing mandates remain economically realistic while maximizing reinvestment returns.

Chairman Mike Coffman asked whether the retail concepts were envisioned as ground-floor space beneath the residential structures. Mr. Kamp confirmed that ground-floor retail is appropriate for portions of the north parcel matching Mile-High Koelbel's core competencies but cautioned against excessive suburban first-floor retail mandates, noting that non-specialized residential developers frequently leave mixed-use storefronts vacant.

Commissioner Hancock emphasized the critical need for a definitive destination anchor in Ward 4, which lacks any dedicated cultural draw outside of the Stampede venue. She recalled that the Chinese New Year festival attracted 6,000 visitors to the immediate vicinity and noted that the incoming Havana Night Market is projected to draw an average of 3,000 attendees per event, demonstrating clear localized capacity to support vibrant community gatherings. Commissioner Hancock suggested that the intersection of Parker Road and Peoria

Street adjacent to transit warrants a smaller-scale market format, in the spirit of the Stanley Market, to serve as a micro-business incubator, generating the pedestrian activity and human observation required to mitigate unhoused populations and safety challenges.

Commissioner Lawson stated that staff must prohibit additional fast-food footprints, noting that the immediate area is already oversaturated with fast-food operations such as Popeyes and Taco Bell. She recommended prioritizing distinct culinary operators, such as specialized sushi establishments, and suggested integrating neighborhood convenience concepts or modern bodegas into the ground floor of the transit-adjacent apartments to serve daily light rail commuters and hotel patrons.

Mr. Argentar responded that staff is open to any tenants capable of activating the space, noting that the area surrounding Dartmouth is only half built and that a central plaza is planned between the pedestrian bridge and Dartmouth, with the goal of activating all four corners with the best available tenants.

Ms. Rustad clarified that major corporate grocery operators like King Soopers utilize restrictive real estate covenants prohibiting competing food-sales footprints within a designated radius, which staff will need to audit.

Commissioner Horton requested the rationale for excluding condominiums from the formal housing recommendations.

Mr. Kamp explained that the condominium conclusion was borderline; the team did not recommend against condominiums but lacked the local comparative track record required to recommend them with confidence. While projects are envisioned for the Havana Street corridor, insufficient sales data exists to support an unconditional recommendation.

Commissioner Horton emphasized that the City of Aurora possesses an abundance of single-family options and traditional townhome layouts but suffers from a shortage of high-quality condominium stock for first-time homebuyers. As a resident who frequently utilizes the Nine Mile facility for daily commuting, she strongly recommended incorporating for-sale condominiums into the master development plan to empower urban homeownership and foster long-term economic contributions to the corridor.

Chairman Coffman inquired about the strength of the existing retail at Nine Mile. Mr. Kamp responded that the retail is performing well based on foot traffic tracking data, with King Soopers performing above average for its chain and no performance red flags. Chairman Coffman observed that some vacancies have persisted since the beginning, particularly on the first floor. Mr. Argentar acknowledged that the retail has never been fully leased, noting that COVID slowed leasing and that minimum taxable sales requirements in certain agreements, including for an approximately 3,000-square-foot commercial corner

at the market-rate apartments, have led owners to hold space vacant to maintain compliance.

Commissioner Watson raised concerns about the recommendation to add 250 market-rate apartment units, noting that the market study itself projected the existing apartment supply would be absorbed by 2028 and questioning the wisdom of adding units into that same window without considering alternative uses. He observed that some businesses are relocating to other states, that the original project plan contemplated an office building at this location, and that the authority should preserve commercial optionality. Commissioner Watson identified the area's core challenge as low resident wages and a lack of high-paying jobs, noting that the multifamily strategy depends on outside shoppers from the Denver Tech Center and Greenwood Village, and recommended that the board consider the true economics of the area before defaulting to additional apartments.

Chairman Mike Coffman concluded the item by noting that the site's underlying zoning is designed to maximize high-density transit-oriented residential development.

Outcome: Based on the discussion, staff will work with the master developer on an updated proposal for high- density transit-oriented residential development with retail for Plazas 2 and 4 and look for ways to activate the proposed central plaza.

5.b. Colorado Science and Technology Park (CSTP) Tax-Exempt Land Sale – Post Chapel

Jason Batchelor, AURA Executive Director and City Manager, introduced a resolution to modify a land transfer authorization regarding the historic Post Chapel. Under Section 2.01(d) of the 2008 Public Finance and Redevelopment Agreement (PFRA), the Fitzsimons Redevelopment Authority (FRA) is prohibited from conveying property to any tax-exempt entity without the formal written consent of AURA. The 3,400-square-foot chapel sits on a 0.23-acre parcel at the intersection of East Montview Boulevard and North Scranton Court, having originally served as a house of worship for the Fitzsimons Medical Army Garrison until base closure in 1999. In November 2025, the AURA Board approved Resolution 2025-05, consenting to convey the property to a non-profit for a nominal consideration of one dollar under the mandate that the facility operate exclusively as a non-denominational meditation and prayer space.

Mr. Batchelor reported that the prospective purchaser, the Post Chapel Preservation Foundation, rejected the non-denominational restriction, choosing instead to utilize the facility for traditional church services. The transaction was consequently restructured into a fair market value transaction backed by an independent property appraisal. The buyer remains a tax-exempt non-profit organization, meaning the parcel will remain non-taxable, but the FRA will now

receive full market rate proceeds. Mr. Batchelor requested that the board rescind the 2025 resolution and authorize the market-rate transaction, allowing the innovation campus master plan to advance while leaving localized use restrictions to the master development authority.

Commissioner Hancock inquired about the long-term protections for the facility.

Mr. Batchelor responded that the purchasing foundation intends to operate traditional services and confirmed that the chapel is advancing through formal historical landmark designation processes, which would guarantee that the original 1942 structure cannot be demolished.

Peter Schulte, City Attorney, delivered a legal opinion endorsing the restructuring. Mr. Schulte stated that a true fair market value transaction allows the non-profit full operational autonomy in compliance with federal, state, and local statutes, and advised that moving away from strict municipal use restrictions presents a superior legal framework that insulates AURA from potential constitutional or civil challenges while protecting public interests.

Commissioner Bergan requested information regarding the land area surrounding the chapel.

Mr. Batchelor clarified that the physical footprint is highly constrained and that a stipulation embedded in the contract of sale provides that the chapel possess no dedicated parking on-site.

Chairman Mike Coffman called for a formal motion to adopt the resolution. It was moved by Commissioner Coombs and seconded by Commissioner Lawson.

VOTE ON BOARD RECOMMENDATION:

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

Motion passes to adopt Resolution AURA R2026-04

6. ADJOURNMENT

Chair Coffman adjourned the meeting of the Aurora Urban Renewal Authority at approximately 3:56 p.m.

Mike Coffman, Chair

ATTEST:

Jason Batchelor, Executive Director/Secretary

CITY OF AURORA
Aurora Urban Renewal Authority (AURA)

Item Title: Parkside Public Finance and Redevelopment Agreement Amendment
Item Initiator: Robin Fleischmann, Manager of Urban Renewal and Redevelopment, Planning and Business Development
Staff Source: Jennifer Orozco, Senior Redevelopment Project Manager, Planning and Business Development
Legal Source: Rachel Allen, Deputy City Attorney - AURA legal counsel
Outside Speaker: N/A

ACTIONS(S) PROPOSED ***(Check all appropriate actions)***

☒ Approve Item as proposed at Regular Meeting ☐ Information Only

ESTIMATED TIME: 10 minutes

PREVIOUS ACTIONS OR REVIEWS:

Previous Meeting Discussion Date: 6/8/2026

HISTORY

The Alameda Center URA was created in 2015 to redevelop a 6.8-acre 1970s-era retail strip center and bank office buildings. The RTD R line began service in February 2017. In 2018 BOK Financial moved to a new, smaller building, east of their previous location.

In 2019, a Public Finance and Redevelopment Agreement (PFRA) for Parkside @ City Center was signed by AURA, Parkside Aurora, LLC ("Developer"), Parkside at City Centre Business Improvement District (BID), and Parkside at City Centre Metropolitan District. At the time, the total project costs were estimated to be $76.5 million. The PFRA includes AURA financial participation of $10.3 million (present value, 2019) to assist with infrastructure, environmental remediation and other eligible public improvements necessary to implement the project.

Opening in August 2021, Parkside @ City Center contains 216 apartments, 34,500 square feet of retail space, and 274 structured parking spaces. The project has achieved numerous urban renewal goals:

- Redevelopment of an aging, mostly vacant shopping center into a thriving mixed-use development;
- Demolition and extensive environmental remediation of a 7-11 fueling station and former dry cleaners;
- Redevelopment of a blighted catalyst site in the heart of City Center;
- Creation of a compact transit-oriented project with excellent connectivity and art that adds a sense of community and identity;
- Addition of new retail concepts and a significant increase in annual sales tax revenues; and
- Addition of new, urban rental housing choices, contributing to a diversity of housing.

In the initial years of operation, Parkside attracted several national and local retail tenants including Halal Guys, Five Guys, Cheba Hut, Playa Bowls, Einstein Bros., and Parkside Specialty Wine & Spirits. The apartments were fully leased within the first year.

On September 10, 2022, there was an explosion in a fourth-floor electrical room of the apartment complex. Caused by an underground electrical fire which detonated hydrogen gas, the incident required evacuation of the residents and an extended closure of the building, while extensive repairs were completed over a period of

months. Rebranded as Stella on the Park, the apartment complex reopened on June 1, 2023. The residential re-leasing has been notably slower than in the initial phase.

ITEM SUMMARY ***(Brief description of item, discussion, key points, recommendations, etc.)***

In mid-2025 a new ownership group purchased Parkside and assumed the Developer's responsibilities under the PFRA. The new Property Owner, a partnership that includes Two Arrows Group, Spark & Halo and OlivePoint Capital, was attracted to the newly constructed asset, strong existing retail tenants, high traffic counts, and the proximity of major employers and transit. The owner has met regularly with AURA staff to share their vision to enhance and improve the property and to provide updates on their progress.

The apartment complex is currently around 85% occupied and not fully re-leased/stabilized. However, occupancy has increased by 5% under the new ownership, despite the overall weakness in the residential market and significant competing supply from The Gild and Legacy Metro 525 (approximately 800 new units, south of Alameda). In the past year the Property Owner has focused on elevating the operations and appearance at the property, along with improving safety and overall vibrancy throughout the area. The Property Owner sees evidence of positive momentum: Stella on the Park's Google rating has increased from 2.9 to 4 out of 5 stars.

The Property Owner has implemented new parking management and signage to relocate employee parking to the garage and free up surface spaces for customers. They are also exploring concepts to reconfigure the vacant Eatery space and portions of the ground floor of the residential building. With these designs the Eatery would be remodeled to lease to regional and nationally-based tenants and the vacant ground-floor retail space within the residential building would be repurposed for additional residential units or residential common space, reducing the overall Gross Leasable Area (GLA) for the retail portion of the project.

Staff is supportive of the owner's request to **amend the PFRA to update the Project's retail description and definition for GLA from 34,500 square feet to a minimum of 24,950 square feet** (the total square footage of the stand-alone retail buildings). The amendment would also **remove the provision that the residential building contain at least 10,000 square feet of ground floor retail**. With the exception of Parkside Specialty Wine and Liquors, which is expected to remain, the ground-floor retail space within the residential building has been vacant (in a raw, core-and-shell condition) since the project was constructed. Due to the demising of the space, the remaining available area has not been attractive to commercial tenants. Staff recognizes that residential uses are preferable to vacant, unfinished space.

Staff is also supportive of the owner's request to **amend the PFRA to eliminate of the requirement to maintain and fund a Minimum Leased Retail Area (LRA) Escrow Account and the associated definitions and provisions**, including "Minimum LRA Escrow Account," "Minimum LRA Non-Performance Schedule," and "Minimum LRA PIF." The escrow arrangement is not used in any other AURA agreements. The escrow account was intended to enforce the 55% sales tax generating leasing requirement for the project. However, the project has consistently exceeded the 55% leasing requirement since opening in 2021, despite challenges such as the pandemic, the explosion and resulting closure of the residential building, and broader economic volatility over the past several years. Maintenance of the escrow account is an administrative burden for AURA and the BID. The escrow account withholds funds that are due to the BID at the conclusion of the PFRA and diverts future PIF revenue that the BID could instead use to repay debt.

The proposed amendment to the PFRA is attached.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Commission")

☐ Revenue Impact ☐ Budgeted Expenditure Impact ☐ Non-Budgeted Expenditure Impact
☐ Workload Impact ☒ No Fiscal Impact

REVENUE IMPACT
Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

BUDGETED EXPENDITURE IMPACT
Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT
Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT
Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COMMISSION

Does the Board wish to approve the attached Amendment to the Public Finance & Redevelopment Agreement for the Parkside Project?

LEGAL COMMENTS

The AURA Board authorized the Authority to execute the Parkside Public Finance and Redevelopment Agreement. (AURA Resolution No. 2019-02). The 2019 PFRA authorizes amendments by written agreement executed by the Parties with the same formality as the 2019 PFRA. (PFRA Section 10.02).

PUBLIC FINANCIAL IMPACT

☐ YES ☐ NO

If yes, explain: N/A

PRIVATE FISCAL IMPACT

☐ Not Applicable ☐ Significant ☒ Nominal

If Significant or Nominal, explain: The proposed amendment to PFRA would allow the property owner to respond to retail market realities, reconfiguring the vacant ground-floor space to provide new residences and/or residential amenities. The discontinuation of the escrow account would transfer funds to the BID for the repayment of debt.



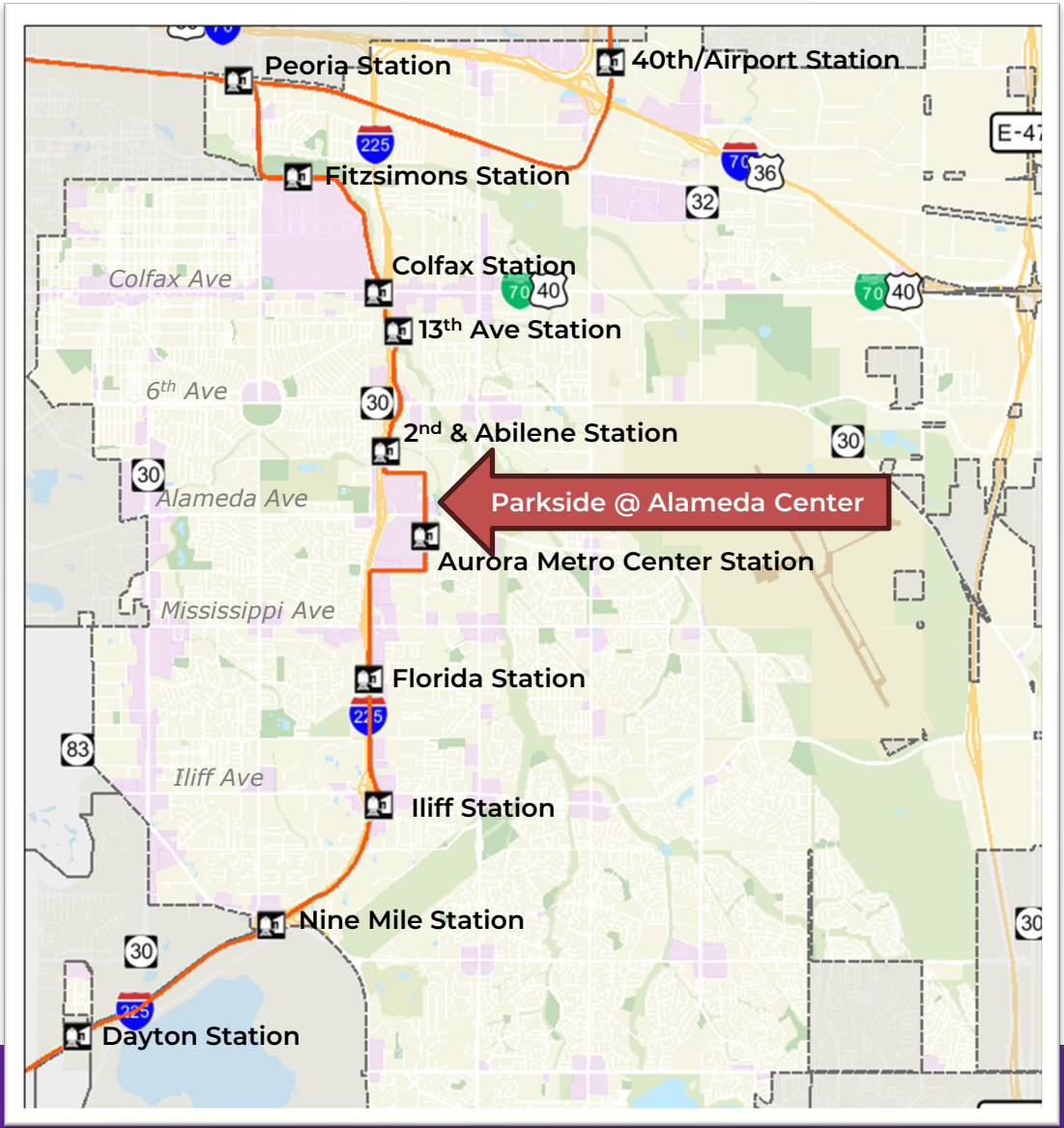
Alameda Center URA:

Amendment to the Parkside Agreement

Aurora Urban Renewal Authority

August 10, 2026

Alameda Ctr URA: Regional Location



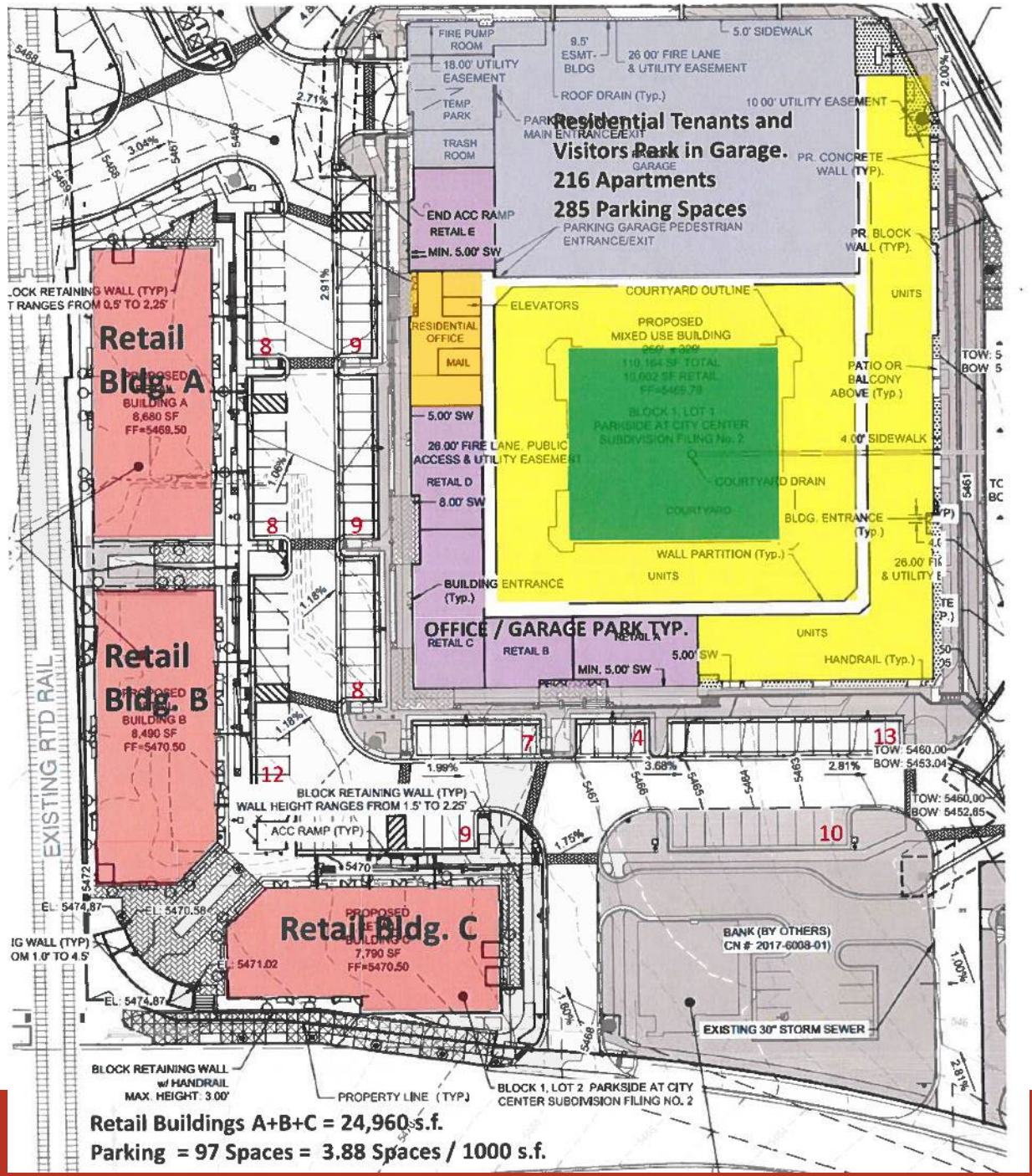
- **Northeast** corner of **Alameda** and **Sable**
- Immediately west of **City Center Park**

History (2015-2019)

- **2015**: URA created
- **2017**: R Line opened
- **2018**: Relocation of BOK Financial
- **2019**: Approval of Parkside Public Finance and Redevelopments Agreement (PFRA)



Alameda Center Shopping Center & Colorado State Bank and Trust, 2015



Parkside @ City Center

- **216** apartments
- **34,500** sf of retail space
- **274** structured parking spaces

Urban Renewal Success

- Redevelopment of vacant center and **remediation** of a 7-11 fueling station and former dry cleaners;
- **Catalyst** project in the heart of City Center;
- Compact **transit-oriented** design with public **art** that adds to community and identity;
- **New retail concepts** and a significant increase in annual sales tax revenues; and
- New, **urban housing**.



History (2021-Present)

- **2021**: Parkside at City Center Grand Opening
- **2022**: Electrical explosion and residential closure
- **2023**: Residential reopened & rebranded as Stella on the Park
- **2025**: Purchase by Two Arrows Group, Spark & Halo and OlivePoint Capital





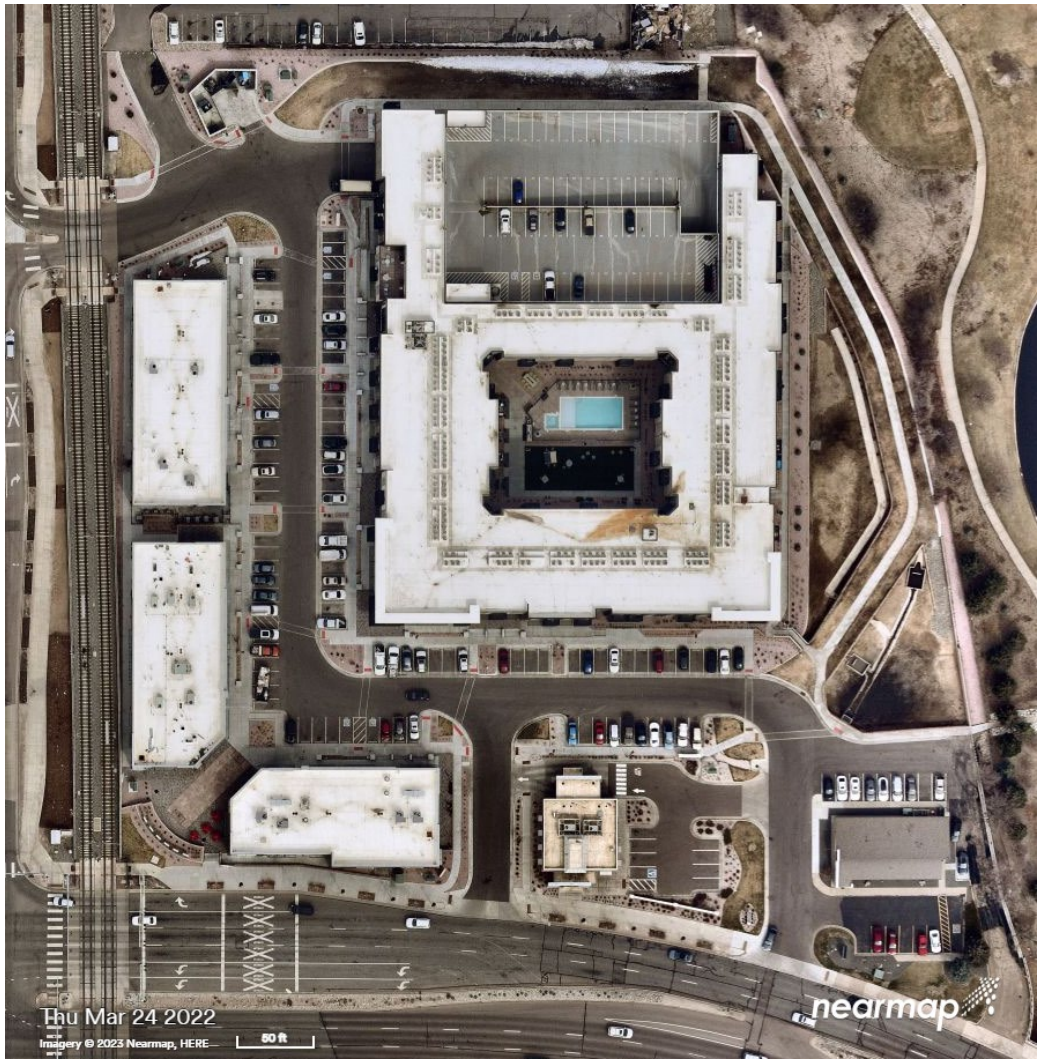
Recent Improvements

- **Apartment occupancy up 5%** under the new ownership (now 85%); Google rating increased from 2.9 to 4 out of 5 stars.



- **Parking management & signage**: garage parking for employees, freeing up surface spaces.
- **Concept designs** for remodeling:
  - Vacant Eatery space –> conventional **in-line retail**
  - Ground-floor commercial –> **apartments or common space**

Proposed PFRA Amendment



- **Decrease retail** from 34,500 sf **to 24,950 sf** (min); removing 10,000 sf of ground floor retail in the residential building.
- **Eliminate Minimum Leased Retail Area (LRA) Escrow Account** and associated definitions & provisions.

Staff Recommendation

Decrease retail to 24,950 sf (min)

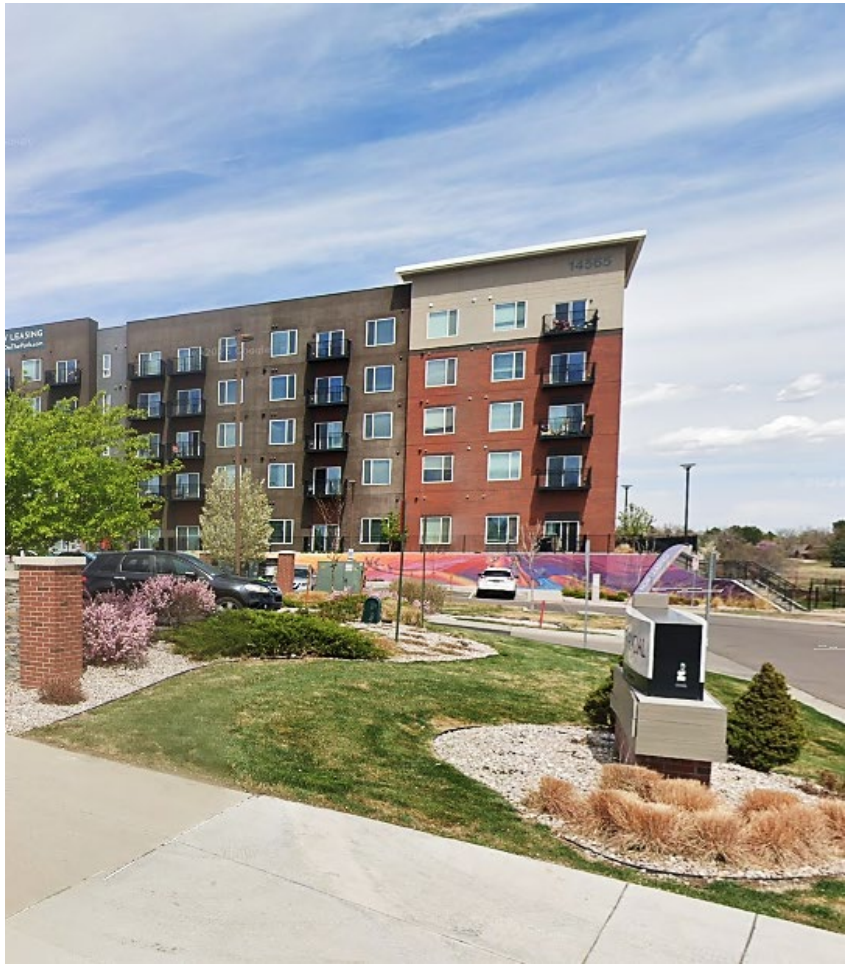
- Parkside Specialty Wine and Liquors is expected to remain (with future redevelopment allowed).
- Remaining ground-floor commercial space has not been leasable; residential uses are preferable to vacant, unfinished space.

Eliminate Min. Leased Retail Area (LRA) Escrow Account

- Project has consistently exceeded the 55% sales tax generating leasing requirement.
- Escrow account is an administrative burden and diverts funds that the BID could instead use to repay debt.

Question?

Does the Board wish to approve the Amendment to the Public Finance & Redevelopment Agreement for the Parkside Project?



AURA RESOLUTION NO. 2026- ____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE AURORA URBAN RENEWAL AUTHORITY AUTHORIZING THE AMENDMENT TO THE PUBLIC FINANCE AND REDEVELOPMENT AGREEMENT BY AND BETWEEN THE AURORA URBAN RENEWAL AUTHORITY; STELLA ON THE PARK OWNER, LLC, ("DEVELOPER"); PARKSIDE AT CITY CENTRE BUSINESS IMPROVEMENT DISTRICT ("DISTRICT"); AND PARKSIDE AT CITY CENTRE METROPOLITAN DISTRICT ("METROPOLITAN DISTRICT")

WHEREAS, the Aurora Urban Renewal Authority (the "Authority") has been duly organized pursuant to the Urban Renewal Act, Part 1 of Article 25 of Title 31, C.R.S.; and

WHEREAS, the Authority entered into a Public Finance and Redevelopment Agreement (the "PFRA") with the Developer's predecessor –in-interest Parkside Aurora, LLC, dated March 4, 2019, for the redevelopment, as contemplated, is in furtherance of the City's goal to redevelop the of the Parkside Project (the "Project") pursuant to the Urban Renewal Plan; and

WHEREAS, the Authority approved Parkside Aurora, LLC assignment of its rights and obligations in the PFRA to Stella on the Park Owner, LLC (the "Developer") pursuant to that certain Assignment and Assumption of Public Finance & Redevelopment Agreement dated July 17, 2025, in conjunction with the sale of the Project to Developer; and

WHEREAS, the Authority, Developer, District and Metropolitan District desire to amend the PFRA to reflect realities of the Project now that it has been developed and to ensure clarity around ongoing operations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE AURORA URBAN RENEWAL AUTHORITY:

Section 1. The Amendment to Parkside Public Finance and Redevelopment Agreement between the Aurora Urban Renewal Authority, the Developer, District and Metropolitan District is approved.

Section 2. The Chair and Executive Director of the Authority, or their delegates, are hereby authorized to execute and deliver the attached PFRA in substantially the form presented at this meeting with such technical additions, deletions, and variations as may be deemed necessary or appropriate by the legal counsel to the Authority may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2026.

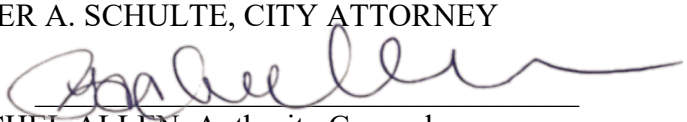
_____
MIKE COFFMAN, Chairperson

ATTEST:

_____
JASON BATCHELOR, Executive Director/Secretary

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: 
RACHEL ALLEN, Authority Counsel

AMENDMENT TO PUBLIC FINANCE & REDEVELOPMENT AGREEMENT

THIS AMENDMENT TO PUBLIC FINANCE & REDEVELOPMENT AGREEMENT (this "Amendment") is entered into and effective as of _____, 2026 (the "Effective Date"), by and between the Aurora Urban Renewal Authority, an urban renewal authority and political subdivision of the State of Colorado ("Authority"), STELLA ON THE PARK OWNER, LLC, a Delaware limited liability company ("Developer"), Parkside at City Centre Business Improvement District ("District"); and Parkside at City Centre Metropolitan District ("Metropolitan District"). The Authority, Developer, District and Metropolitan District may be referred to herein each as a "Party" or collectively as "Parties."

RECITALS:

A. The Parties, with Parkside Aurora, LLC as Developer's predecessor-in-interest, entered into that certain Public Finance & Redevelopment Agreement dated March 4, 2019, as amended by that certain Clarification of Terms Letter dated December 16, 2024 (collectively, the "PFRA"), pursuant to which the Developer agreed to develop the "Parkside Project" (as described in the PFRA as the "Project"), in coordination with the District and Metropolitan District, and the Authority agreed to pledge property tax, sales tax and use tax increment revenues, all as further described in the PFRA.

B. Parkside Aurora, LLC assigned its rights and obligations in the PFRA to Developer pursuant to that certain Assignment and Assumption of Public Finance & Redevelopment Agreement dated July 17, 2025 in conjunction with the sale of the Project to Developer.

C. The Parties desire to amend the PFRA to reflect realities of the Project now that it has been developed and to ensure clarity around ongoing operations.

D. The Parties desire to enter into this Amendment upon the terms set forth herein.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Capitalized Terms. Unless the context otherwise requires, all capitalized terms used, but not otherwise defined herein, shall have the meanings set forth for the same in the PFRA.

2. Eligible Costs. The Parties acknowledge and agree that the definition of "Eligible Costs" set forth in Section 1.01 has been certified pursuant to Section 8.01 and set at $10,300,000.00 and any potential proportionate reductions set forth in Section 8.01 do not apply.

3. GLA and Project Description. Section 1.01 definition of "Gross Leasable Area" or "GLA" is hereby amended and replaced as follows:

""Gross Leasable Area ("GLA")" means a minimum of 24,900 square feet available to be

leased to retail or commercial tenants within the Project."

4. Section 2.01 Project Description. Section 2.01(b) and (c) of the PFRA are hereby amended and replaced as follows:

"(b) 24,900 square feet of GLA for commercial retail development.

(c) A minimum of fifty-five percent (55%) of the actual GLA shall be leased to Retail Uses."

4. Removal of Minimum LRA Escrow, Nonperformance Schedule and PIF. The PFRA is hereby amended to delete all references and requirements related to the following defined terms:

Minimum LRA Escrow Account
Minimum LRA Nonperformance Schedule and related Exhibit C
Minimum LRA PIF

5. Section 3.03(a) Developer Retail Leasing Obligations. Sections 3.03(a)(v) and (vi) of the PFRA are hereby amended and replaced as follows:

"The Developer shall provide Monthly Retail Leasing Reports to the Authority upon request and shall provide individual leases for review, if requested, with required confidential provisions redacted."

6. Section 4.05 Non-Compliance with Minimum Leased Retail Area. In accordance with Section 3 of this Amendment, Section 4.05 of the PFRA is hereby deleted.

7. General Provisions.

a. Successors. This Amendment shall inure to the benefit of, and be binding upon, the Parties hereto and their respective successors and assigns.

b. Full Force and Effect. The PFRA as modified herein remains in full force and effect and is hereby ratified by the Parties. In the event of any conflict between the PFRA and this Amendment, the terms and conditions of this Amendment shall control. The Authority hereby certifies that, as of the Effective Date, to the Authority's knowledge, Developer is in full compliance with the PFRA and the Authority has no knowledge of any event that with the giving of notice or the passage of time, or both, shall constitute an event of default under the PFRA.

c. Entire Agreement. This Amendment contains the entire agreement of the Parties respect to the subject matter hereof, and may not be amended or modified except by an instrument executed in writing by the Parties.

d. Power and Authority. Each Party has full power and authority to execute this Amendment.

e. Counterparts. This Amendment may be executed in any number of counterparts each of which shall be an original and all of which taken together shall constitute one and the same agreement. Executed copies hereof may be delivered by facsimile, PDF or email, and, upon receipt, shall be deemed originals and binding upon the parties hereto.

f. Partial Invalidity. If any term, covenant or condition of this Amendment or the application thereof to any person, firm or corporation, or circumstance, shall be invalid or unenforceable, the remainder of this Amendment or the application of such term, covenant or condition to persons, firms or corporations, or circumstances, other than those as to which it is held invalid, shall be both unaffected thereby and each term, covenant or condition of this Amendment shall be valid and be enforced to the fullest extent permitted by law.

g. Governing Law. This Amendment and the legal relations between the parties hereto shall be governed by and construed and enforced in accordance with the laws of the State of Colorado, without reference to the conflict of law provisions thereof.

h. Attorney's Fees. If any action or proceeding is commenced by either party to enforce its rights under this Amendment, the substantially prevailing party in such action or proceeding shall be awarded all reasonable costs and expenses incurred in such action or proceeding, including reasonable attorneys' fees and costs (including the cost of in-house counsel and appeals), in addition to any other relief awarded by the court.

[signature page follows]

The Parties have executed this Amendment as of the Effective Date.

AUTHORITY:

AURORA URBAN RENEWAL
AUTHORITY

By: _____
Mike Coffman, Chairperson

ATTEST:

By: _____
Jason Batchelor
Executive Director/Secretary

APPROVED AS TO FORM:

By: _____
Office of the Aurora City Attorney
Counsel to AURA

[Signature pages follow]

DEVELOPER:

STELLA ON THE PARK OWNER, LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

DISTRICT:

PARKSIDE AT CITY CENTRE BUSINESS IMPROVEMENT DISTRICT

By: _____

Name: _____

Title: _____

ATTEST:

By: _____
Secretary

METROPOLITAN DISTRICT:

PARKSIDE AT CITY CENTRE METROPOLITAN DISTRICT

By: _____

Name: _____

Title: _____

ATTEST:

By: _____
Secretary