NOTICE OF COUNCIL MEETING

STUDY SESSION
VIRTUAL MEETING
(Open to the Public)
Monday, October 20, 2025
4:35 PM

Members of the Aurora City Council will participate remotely in the October 20, 2025 Study Session.

Members of the public and media may participate remotely through the options listed below:

View or listen live to the Study Session

Live streamed on

www.AuroraTV.org and

Youtube.com/TheAuroraChannel

Cable Channels 8 and 880 in Aurora

Translation/Accessibility

The City will provide closed captioning services on Cable Channels 8 and 880. If you need any other accommodation, please contact the Office of the City Clerk at (303) 739-7094. If you are in need of an interpreter, please contact the Office of International and Immigrant Affairs at 303-739-7521 by Monday, October 20, 2025 at 9:00 a.m. (Si necesita un intérprete, comuníquese con la oficina de asuntos internacionales e inmigrantes en 303-739-7521 por el viernes anterior a la reunión del lunes.)

For other information regarding public meetings, please contact the Office of the City Clerk at (303) 739-7094 or by email at CityClerk@auroragov.org or visit www.auroragov.org

AGENDA

Study Session of the Aurora City Council

Monday, October 20, 2025, 4:35 p.m.
VIRTUAL MEETING

Pages

1. ITEMS FROM THE MAYOR

   1.a **Mayor's Update**

   1.b **Issue Update**

2. CONSENT CALENDAR

   2.a **Consideration to Appoint One (1) Member to the Civic Engagement Commission** 5

   Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

   2.b **Consideration to Appoint One (1) Member to the Human Relations Commission** 18

   Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

   2.c **Consideration to Reappoint Three (3) Members to the Public Defender Commission** 25

   Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

   2.d **Board of Directors Appointment – Citadel on Colfax Business Improvement District (BID) (Resolution)** 49

   Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

   2.e **2026 Operating Plan and Budget – Citadel on Colfax Business Improvement District (BID) (Resolution)** 56

   Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

2.f **Board of Directors Appointment – Parkside at City Centre Business Improvement District (BID) (Resolution)** 84

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

2.g **2026 Operating Plan and Budget – Parkside at City Centre Business Improvement District (BID) (Resolution)** 91

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

2.h **2026 Operating Plan and Budget – Painted Prairie Business Improvement District (BID) No. 1 (Resolution)** 110

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

2.i **2026 Operating Plan and Budget – Painted Prairie Business Improvement District (BID) No. 2 (Resolution)** 144

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

2.j **2026 Operating Plan and Budget – Windler Business Improvement District (BID) No. 1 (Resolution)** 181

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

2.k **2026 Operating Plan and Budget - Windler Business Improvement District (BID) No. 2 (Resolution)** 213

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

2.l **2026 Operating Plan and Budget – Fitzsimons Business Improvement District (BID) (Resolution)** 245

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

2.m **2026 Operating Plan and Budget – Tower Business Improvement District (BID) (Resolution)** 268

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

2.n **2026 Operating Plan and Budget – Porteos Business Improvement District (BID) (Resolution)** 294

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

2.o **2026 Operating Plan and Budget – Havana Business Improvement District (BID) (Resolution)** 332

Michael Kerrigan, Special District Administrator, Development Services / Hanosky Hernandez, Senior Assistant City Attorney

2.p **2025 Youth Violence Prevention Program (YVPP) / Standing Against Violence Every Day (SAVE) Program Marijuana Funds (Ordinance)** 374

Sponsor: Mike Coffman, Mayor / Angela Lawson, Council Member

Lisa Battan, Division Manager of Intervention Programs, Housing and Community Services / Hanosky Hernandez, Senior Assistant City Attorney

3. ITEMS FROM THE POLICY COMMITTEES

3.a **Socioeconomic Sales and Services Impact Permit (Ordinance)** 392

Sponsor: Danielle Jurinsky, Council Member

Trevor Vaughn, Manager of Licensing, Finance / Hanosky Hernandez, Senior Assistant City Attorney

Estimated time: 15 mins

3.b **Housing Unified Development Ordinance (UDO) Analysis Update** 430

Sponsor: Françoise Bergan, Council Member

Brandon Cammarata, Manager of Planning, Planning and Business Development / Lena McClelland, Assistant City Attorney

Estimated time: 50 mins

4. ITEMS FROM THE COUNCIL APPOINTEES

5. ITEMS FROM THE CITY COUNCIL

5.a **Implement Earned Wellness Program for Aurora Police Department (APD) (Resolution)** 482

Sponsor: Mike Coffman, Mayor / Stephanie Hancock, Council Member

Todd Chamberlain, Chief, Police / Mandy MacDonald, Senior Assistant City Attorney

Estimated time: 5 mins

5.b **Water Service at Restaurants (Ordinance)** 487

Sponsor: Stephanie Hancock, Council Member

Marshall Brown, General Manager, Aurora Water / Stephen Cann, Senior Assistant City Attorney

Estimated time: 5 mins

6. CALL-UPS OF COUNCIL POLICY COMMITTEE ITEMS

7. MISCELLANEOUS ITEMS

8. ITEMS REMOVED FROM THE AGENDA, IF ANY

CITY OF AURORA
Council Agenda Commentary

Item Title: Consideration to Appoint One (1) Member to the Civic Engagement Commission
Item Initiator: Kadee Rodriguez, City Clerk
Staff Source/Legal Source: Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Connected and Engaged: Providing programming, learning resources, and amenities that reflect the rich history and contributions of our vibrant communities.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The purpose of the Civic Engagement Commission is to enhance civic participation in order to enhance civic trust and strengthen democracy in Aurora, through the commission's own initiatives and recommendations related to civic service, volunteerism, civic education, participation in community boards, civic organizations and community groups, and other related activities, and to support and encourage Aurorans to meaningfully participate in civic life.

The Commission consists of fifteen (15) members appointed by the council. The term length is three (3) years and members may serve up to three (3) terms. All eligible applications received within the last year are forwarded to the Commission to be considered for interviews.

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

The Civic Engagement Commission currently has fourteen (14) vacancies. The Commission received twelve (12) applications. Ten (10) of the applicants are being brought before Council on a separate agenda item. An additional interview was conducted on September 15, 2025.

Among the remaining applicants not included in the first agenda item were:
Mohamed Kadir
William Gondrez

Upon conducting the interview, the Civic Engagement Commission respectfully recommends the appointment of the following candidate:

Mohamed Kadir – Partial term beginning 2/1/2023 and ending on 1/31/2026 and first full term beginning 2/1/2026 and ending 1/31/2029

FISCAL IMPACT

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

☐ 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 COUNCIL

Does Council wish to appoint Mohamed Kadir to the Civic Engagement Commission?

LEGAL COMMENTS

All boards and commissions shall be appointed by City Council. (City Charter, art III, sec. 3-11 and art. IX, sec. 9-1) The Civic Engagement Commission shall consist of fifteen members. Five members shall be appointed each year to staggered three-year terms. In appointing members to the commission City Council shall consider individuals who are representative of, or who have experience working with, immigrants, individuals with limited English language proficiency, people with disabilities, students, youth, seniors, veterans, community groups, advocacy groups that seek to promote transparency and accountability in government or protect civil rights, and groups or categories of residents that have been historically underrepresented in or underserved by city government and its processes. Each member shall be a resident of the City both when appointed to the committee and while serving on the committee. (City Code sec. 2-922) Commission members may serve up to three consecutive terms. (City Code § 2-772 and Resolution R2025-78) (TJoyce)

MEMORANDUM

City of Aurora

AuroraGov.org

To: Mayor Coffman and Members of City Council

From: Glen Wagner, Vice Chair

Through: Jessica Prosser, Director, Housing and Community Services

Date: September 23, 2025

Subject: Consideration to Appoint Member(s) to the Civic Engagement Commission

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Number of Vacancies: 14

Interview Information

Date of Interviews: September 15, 2025

Applicant Names: Mohamed Kadir, Cynthia Koenck, Ava Chappell, Paul Galloway, William Gondrez, Talonnie Granger, Annie Howard, Christina Lovelace, Dana Natacha, Jason Schneider, Mandi Singleton and Tonja Spencer

Applicants Interviewed: Mohamed Kadir

Summary of suggested appointment(s):

Suggested Appointment(s): Mohamed Kadir

Summary:
The Civic Engagement Commission unanimously supports the appointment of Mohamed Kadir to the position of Commissioner. To assess their qualifications, the Civic Engagement Commission reviewed and discussed all candidate resumes and experience, and one (1) candidate was interviewed for 30 minutes. Of the one (1) candidate interviewed, candidate Mohamed Kadir showed strong civic ability through community involvement and education, each candidate bringing a fresh perspective and a diverse number of experiences. This one (1) candidate eloquently and professionally expressed their desire to serve the city of Aurora in this capacity. A vote was held on September 15, 2025 to appoint this one (1) candidate, which was unanimously approved.

Recommendation

The Civic Engagement Commission strongly supports the appointment of Mohamed Kadir **as a member(s) on the Civic Engagement Commission.**

Civic Engagement Commission

Applicant Package - Ward I

Civic Engagement Commission - Ward I

Term 01 Feb 2024 - 31 Jan 2027
Positions Available 14

Number of applicants in this package 1

- Gondrez, William

Received: 05/21/2025
Ward I Resident & Registered Voter
Adams County
Vetted: 05/22/2025

Marcus Bond

Name: Gondrez, William

Address: [redacted]

Email: [redacted]

Board Name: Civic Engagement Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
Since 1992

Are you registered to vote?:

Yes

Years of Education Completed:
14 years

Degree(s) Received:
Master in Theology

College(s) Attended:
Schuller International University and many other schools.

Employer Name:
Aurora Public Schools

Employer Address:
13001 E 30th Ave. Aurora, CO 80011

Current Position:
Preschool Edcuator

Years with Current Employer:
10 years

Work Experience:
Retired U.S. Army, UPS, University of Colorado Hospital, Hospital Chaplain, Aurora,

Certification(s):
Early Childhood Education

How are you involved in your community?:
Created the Block Meister Program, and annual Community Improvement Grant program for City of Aurora.

List your interests and activities.:
Current Council member of Aurora's Consent Decree, Spirit of Aurora, Block Meister for Northwest Aurora, Vice President of NANO (Northwest Aurora Neighborhod Organization.

Do you presently serve in any other appointed position on a board, commission or committee?:

Yes

If yes, enter the board name and position:
Vice Presdent of NANO Board Member of Aurora Board member of Spirit of Aurora President of Block Meister Program of Aurora

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
To represent the citzens of Aurora for the improvment of our neighborhoods.

How much time do you anticipate being able to spend on this appointment each month?:
Attend scheduled meetings and any necessary special needs required.

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
None

Reference 1: Full Name, Phone Number and Address:
Linda Masat [redacted]

Reference 2: Full Name, Phone Number and Address:
Mark Montgomery [redacted]

Reference 3: Full Name, Phone Number and Address:
Karen Schwieder, [redacted]

How did you hear about us?:

Word of Mouth

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
William F. Gondrez

Time of Submission: 05/21/25 5:15:14 PM

Civic Engagement Commission

Applicant Package - Ward II

Civic Engagement Commission - II

Term 01 Feb 2024 - 31 Jan 2027
Positions Available 14

Number of applicants in this package 1

- Kadir, Mohamed

Received 8/15/2025
Ward II Resident & Registered Voter
Arapahoe County
Vetted: 9/4/2025



Name: Kadir, Mohamed

Address: [redacted]

Email: [redacted]

Board Name: Civic Engagement Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
7

Are you registered to vote?:

Yes

Years of Education Completed:
BS in Civil Engineering - 4 year degree

Degree(s) Received:
Civil Engineering

College(s) Attended:
Tennessee State University & East Tennessee State University

Employer Name:
EVS

Employer Address:
10025 Valley View Rd #140, Eden Prairie, MN 55344

Current Position:
Engineer IV

Years with Current Employer:
1 YEAR

Work Experience:
Provide design services for utility scale solar farm. Design includes site design and stormwater management plan. See the resume for more detail information.

Certification(s):
Professional Engineer and Certified Floodplain Manager (CFM)

How are you involved in your community?:
I have been involved in several community projects, including hosting skiing experiences for youth, helping businesses access grants and other resources, engaging community members in the last census, and organizing events such as the Irreecha Festival, Fourth of July celebrations, graduation ceremonies, and more.

List your interests and activities.:
Engaging community members to be active in civic life, including school districts, city programs, and other areas that impact both immigrant and non-immigrant communities.

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, enter the board name and position:
N/A

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
I desire this appointment so I can advocate and help engage the community.

How much time do you anticipate being able to spend on this appointment each month?:
8

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
N/A

Reference 1: Full Name, Phone Number and Address:
Marcel Narucki Director of Mul -Faith Services/Co-Founder Village Exchange Center
Cell: [redacted]

Reference 2: Full Name, Phone Number and Address:
Papa Dia African Leadership Group ("ALG") 1[redacted]

Reference 3: Full Name, Phone Number and Address:
Amin Said Spring Academy, Founder [redacted]

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Mohamed Kadir

Time of Submission: 08/15/25 10:55:42 PM

Attachments

- 2025-07-16 Resume - Mohamed Kadir.pdf

Mohamed O. Kadir

[redacted] | Cell: [redacted] | Email: [redacted]

EDUCATION **Tennessee State University**, Nashville, TN
Major: BS in Civil Engineering

LICENSES/ Professional Engineer (PE) – CO & IL, CFM

WORK EXPERIENCE

September 2024 – Present ***Project Engineer IV,*** **EVS, Eden Prairie, MN**

- Researched AHJ and clients' requirements and prepared Basis of Design (BOD) and Due Diligence (DD) reports.
- Coordinated with internal teams, including survey and electrical departments, to keep the project on track and resolve issues quickly.
- Graded solar sites for PV layout, sediment basins, ditches, and other drainage features.
- Performed stormwater calculations and developed Stormwater Management Reports using HydroCAD and related tools.
- Prepared construction drawings for several solar developments.

October 2023 – September 2024 ***Project Engineer,*** **M2 Civil Engineering and Construction, Aurora, CO**

- Review civil engineering plans for residential and commercial projects to ensure compliance with city codes and standards.
- Review stormwater management and drainage plans, including the design of stormwater facilities such as detention ponds and storm sewers.
- Review erosion and sediment control plans to prevent soil erosion and sediment runoff during and after construction activities.
- Review grading plans to ensure proposed land alterations do not adversely affect surrounding properties or public infrastructure.
- Ensure development plans comply with environmental regulations related to wetlands, floodplains, and protected habitats.

September 2019 – September 2023 ***Project Engineer,*** **Topographic, Lafayette, CO**

Managed diverse site development projects including schools, greenhouse, multi-family units, sports complexes, parking lot reconstructions, drainage improvements, fire stations, and police facilities. Oversaw projects from inception to completion, ensuring timely delivery and adherence to budget and quality standards. Key responsibilities included:

- Conducted site assessments and pre-design evaluations, scoped work, and prepared construction cost estimates.
- Developed schematic designs and alternative solutions, consulting with owners on cost and scope feasibility.
- Coordinated with clients and consultants to ensure smooth project execution, facilitating clear and consistent communication among all stakeholders.
- Assisted in preparing and administering construction contracts and bidding packages, and developed construction packages, including plans and specifications. Utilized Civil3D extensively in preparing construction documents.
- Prepared drainage calculations and reports using MHFD's and local jurisdiction criteria for runoff reduction, water quality, and detention volume, and prepared utility reports for proposed water and sewer lines.

- Processed permit applications and plan reviews with city, county, and state authorities to secure approvals, ensuring all projects complied regulations.
- Conducted on-site construction observations, prepared field reports, and attended and managed OAC (Owner-Architect-Contractor) progress meetings during construction.
- Developed and maintained project schedules, ensuring all milestones were met. Reviewed, approved, and uploaded as-built stormwater pond volume spreadsheets to the state's database, and prepared as-built drawings for owner's records.

March 2017 – August 2019 ***Civil Engineer,*** **Xcel Energy, Denver, CO**

Prepared and managed construction documents and plans for power distribution sites, ensuring compliance with regulatory requirements and project specifications. Key responsibilities included:

- Developed in-house construction documents for power distribution sites including plans, grading plans, and layout designs for new and existing power distribution facilities.
- Performed topographic survey, collected field data, and processed it for in-house design use.
- Conducted hydraulic calculations to accurately size pipes, inlets, drainage structures, and erosion control measures.
- Monitored construction activities, conducted site inspections, and provided technical support to resolve any on-site issues promptly.
- Developed and maintained project schedules, ensuring all milestones were met.
- Utilized industry-standard software such as AutoCAD C3D and GIS tools for design and analysis.

February 2011 - October 2016 ***Civil Engineer III,*** **Illinois DOT, Springfield, IL**

Managed engineering projects of varying complexity and size across different phases, including scoping, study, surveying, design, cost estimating, construction inspection, and bid evaluation. Ensured projects met schedules, technical bid documents, and quality requirements. Held key positions in three major departments at IDOT:

Design Engineer

- Collaborated with several IDOT bureaus and sections to scope, design, and manage construction projects from small-scale resurfacing to major highway expansions.
- Collaborated with the survey crew to collect roadway survey data using Total Station, GPS, and Automatic Level.
- Prepared plans, specifications, and cost estimates (PS&E) for projects such as roadway widening, drainage improvements, reconstruction, resurfacing, patching, and traffic safety improvements. Each plan typically included summaries and schedules of quantities, grading layouts, stripping, erosion control measures, and traffic management plans.
- Conducted drainage calculations, prepared detailed reports, and performed traffic level of service (LOS) and intersection signal analysis.
- Attended and facilitated stakeholder and planning meetings to ensure project alignment with community need.

Construction Engineer

- As part of team, managed portion of construction projects including new four-lane expressways, lane widening, resurfacing, concrete patching, bridge deck replacement, and brick restoration.
- Coordinated with contractors and stakeholders to resolve on-site issues and maintain project timelines.
- Inspected and documented construction activities to ensure compliance with plans, standard specifications, and special provisions
- Reviewed and negotiated change orders, ensuring they met project requirements and budget constraints.

- Managed the approval process for materials to ensure they met project specifications and quality standards. Processed pay applications, ensuring timely and accurate payments to contractors.
- Conducted material testing and pavement quality control, adjusting payments based on Pay for Performance (PFP) metrics.
- Effectively managed traffic flow through stage construction techniques, ensuring continuous and safe roadway operations for the public.
- Implemented safety measures and monitored compliance to maintain a safe work environment.
- Provided construction layout and material computation in the field to ensure accurate implementation of project plans.
- Attended and managed pre-construction and construction progress meetings during construction phases.
- Inspected specific work items including earthwork, paving, milling, ADA ramps, pavement marking, storm sewer, curb and gutter, sidewalk, traffic signals, lighting, retaining walls, guardrails, drainage structures, and bridge components.

Plan Reviewer & Cost Estimating Engineer

- Managed the cost estimation and budgeting process for local, state, and federal highway projects, ranging from resurfacing to new multi-lane roadways. Assisted in developing a multi-year construction plan with annual budget limits.
- Reviewed circulation plans and specifications to ensure alignment with project scope and budget, guaranteeing compliance with financial requirements and improvement intent.
- Prepared comprehensive cost estimates for planning, final design, and change order phases.
- Conducted Life-Cycle Cost Analysis (LCCA) for comparing Concrete Pavement and Hot Mix Asphalt (HMA), informing decision-making for material selection.
- Developed programming costs per mile for roadways and per square foot for structures, to help with budgeting and planning.
- Collaborated with the procurement department on the project awarding process, assisting in the selection of the most cost-effective and high-quality contractors for IDOT projects.
- Managed databases for material, equipment, and labor prices to ensure accurate and current cost estimates. Utilized Bidtabs, ProHeavy, and MS Access software to streamline and enhance the cost estimation process.

SKILLS:

AutoCAD C3D, HydroCAD, FlowMaster, Hydraflow, Vehicle Tracking, EPANet Model, ArcGIS, QGIS, Microsoft products, Python

CITY OF AURORA
Council Agenda Commentary

Item Title: Consideration to Appoint One (1) Member to the Human Relations Commission
Item Initiator: Kadee Rodriguez, City Clerk
Staff Source/Legal Source: Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Connected and Engaged: Providing programming, learning resources, and amenities that reflect the rich history and contributions of our vibrant communities.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The purpose of the Human Relations Commission is to promote a mutual understanding and respect among all people. Disseminate information and educational materials to eliminate prejudice, promote human relations and investigate complaints of this nature.

The Human Relations Commission consists of a total of fifteen (15) members:
- Twelve (12) voting members, including one (1) youth member, appointed by City Council
- One (1) alternate non-voting member appointed by City Council
- One (1) alternate non-voting youth member appointed by City Council
- One (1) non-voting member appointed by the City Manager

The term length is three (3) years and members may serve up to three (3) terms. All eligible applications received within the last year are forwarded to the Commission to be considered for interviews.

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

The Human Relations Commission currently has eight (8) vacancies and two (2) upcoming vacancies. The Commission received one (1) application.

The applicant was:

Frances David

The Human Relations Commission respectfully recommends the appointment of the following candidate as voting member:

Frances David – Partial term beginning 1/1/2023 and ending on 12/31/2025 and approve for their 1st term beginning 1/1/2026 and ending on 12/31/2028

FISCAL IMPACT

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

☐ 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 COUNCIL

Does City Council wish to appoint Frances David to the Human Relations Commission?

LEGAL COMMENTS

All boards and commissions shall be appointed by City Council. (City Charter, art III, sec. 3-11 and art. IX, sec. 9-1) The human relations commission consists of fifteen members with twelve voting members, including a youth member, one nonvoting member (appointed by the City Manager), one alternate member who shall not be entitled to vote, and one youth alternate who shall not be entitled to vote. The twelve voting members and the alternate members shall be of voting age and be registered electors. The members shall be broadly representative of all citizens, and shall reflect, as far as possible, the religious, ethnic, and age groups of the community. (City Code § 82-27) (TJoyce)

MEMORANDUM

City of Aurora

AuroraGov.org

To: Mayor Coffman and Members of City Council

From: Amy Wiles, Chair, Human Relations Commission and Marcus Bond, City Clerk Analyst

Through: Ryan Lantz, Human Resources

Date: September 24, 2025

Subject: Consideration to Appoint a Member to the Human Relations Commission

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Board or Commission Name: Human Relations Commission

Number of Vacancies: 8

Interview Information

Date of Interviews: n/a

Applicant Names: Frances David

Applicants Interviewed: n/a

Summary

Summary of suggested appointment(s):

Suggested Appointment(s): Frances David

Summary:
Frances David submitted an application to the HRC on September 24, 2025. Fraces is a new resident to Aurora. Frances has tought at Aurora Central and has children in the Aurora school system. Frances feels very passionately about the importance of representing the underserved in our community and is very eager to the join the Human Relations Commission, believing their background and passion for community service will aid the Commission in their mission.

Recommendation

The Human Relations Commission strongly supports the appointment of Frances David to the Partial term beginning 1/1/2023 and ending on 12/31/2025 and approve for their 1st term beginning 1/1/2026 and ending on 12/31/2028 **as a member on the Human Relations Commission.**

Human Relations Commission

Applicant Package - Ward III

Human Relations Commission - Ward III

Term 01 Jan 2023 - 31 Dec 2026
Positions Available 10

Number of applicants in this package 1

- David, Frances

Received: 09/24/2025
Ward III Resident & Registered Voter
Arapahoe County
Vetted: 09/24/2025
Marcus Bond

Name: David, Frances

Address: [redacted]

Email: [redacted]

Board Name: Human Relations Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
6 months

Are you registered to vote?:

No

Years of Education Completed:
19

Degree(s) Received:
Bachelors in interdisciplinary studies Masters in clinical mental health

College(s) Attended:
Texas State University Adams State University

Employer Name:
Insights

Employer Address:
1658 york street Denver CO

Current Position:
Therapist

Years with Current Employer:
3 months

Work Experience:
Special Education Teacher Therapist

Certification(s):
LPCC

How are you involved in your community?:
I go to festivals and events with my kiddo, I love visiting the local library, I used to teach at Aurora Central, my kiddo goes to preschool in Aurora

List your interests and activities.:
Queer Activism Supporting single parents Neurodiversity Human Rights Education Mental Health Advocacy Environmental Justice Income Equality Equal Access to Resources

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, enter the board name and position:
NA

Are you currently a member and seeking reappointment on the board you are applying for?:

No

Why do you desire this appointment?:
I want to make a difference, I have a lot of experience witnessing inequities and being parts of systems that are failing the people. I want to fight for justice and give voice to those who have been ignored.

How much time do you anticipate being able to spend on this appointment each month?:
10-15 hours

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
NA

Reference 1: Full Name, Phone Number and Address:
Susan Leverette [redacted]

Reference 2: Full Name, Phone Number and Address:
Ashley Davis [redacted]

Reference 3: Full Name, Phone Number and Address:
Josie Barosh [redacted]

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Frances David

Time of Submission: 09/24/25 10:45:13 AM

CITY OF AURORA
Council Agenda Commentary

Item Title: Consideration to Reappoint Three (3) Members to the Public Defender Commission
Item Initiator: Kadee Rodriguez, City Clerk
Staff Source/Legal Source: Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Connected and Engaged: Providing programming, learning resources, and amenities that reflect the rich history and contributions of our vibrant communities.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

To ensure, through its ability to appoint and discharge the public defender and his or her assistants, that indigent clients are represented independently of any political consideration or private interests, provide legal services to indigent persons accused of violation of municipal ordinances that are commensurate with those available to non-indigents and conduct the office in accordance with the Colorado Code of Professional Standards relating to the administration of criminal justice, the defense function.

The Public Defender Commission consists of seven (7) members appointed by the Aurora City Council. The term length is three (3) years and members may serve up to three (3) consecutive terms. All eligible applications received within the last year are forwarded to the Commission to be considered for interviews.

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

The Public Defender Commission has three (3) upcoming vacancies. The Commission received three (3) applications and interviews were conducted on September 28, 2025.

Among the applicants were:
Frances Brown
David Kaplan
Pamela Williams

Upon conducting interviews, the Public Defender Commission respectfully recommends the reappointment of the following candidates:

Frances Brown – 3rd term beginning 10/15/2025 and ending on 10/14/2028
David Kaplan – 3rd term beginning on 10/15/2025 and ending on 10/14/2028
Pamela Williams – 2nd term beginning on 10/15/2025 and ending on 10/14/2028

FISCAL IMPACT

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

☐ 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 COUNCIL

Does the City Council support the reappointment of Frances Brown, David Kaplan and Pamela Williams to the Public Defender Commission?

LEGAL COMMENTS

All boards and commissions shall be appointed by City Council. (City Charter, art III, sec. 3-11 and art. IX, sec. 9-1) The Public Defender Commission shall be a seven-member commission. Four of the members of the commission shall be attorneys admitted to practice law in this state, and three shall be residents of the City not admitted to practice law in this state. In making appointments to the commission, the City Council shall not consider sex, race, and ethnic background. No member of the commission shall be, at the time of or during the term of appointment, a judge, prosecutor, public defender, or employee of a law enforcement agency. Those members of the commission who are attorneys need not be residents of the City. (City Code § 50-167) The term length for each member is three years and members may serve up to three consecutive terms. (City Code § 2-772 and Resolution R2025-78) (TJoyce)

MEMORANDUM

City of Aurora

AuroraGov.org

To: Mayor Coffman and Members of City Council

From: Tom Ashburn, Vice Chair

Through: Elizabeth Cadiz, Director, Public Defender's Office and Marcus Bond, City Clerk Analyst

Date: September 29, 2025

Subject: Consideration to Reappoint Member(s) to the Public Defender Commission

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Number of Vacancies: 3

Interview Information

Date of Interviews: September 28, 2025

Applicant Names: David Kaplan, Frances Smylie-Brown, Pamela Williams

Applicants Interviewed: David Kaplan, Frances Smylie-Brown and Pamela Williams

Summary of suggested appointment(s):

Please see attached letters.

Recommendation

The Public Defender Commission strongly supports the reappointment of David Kaplan, Frances Smylie-Brown and Pamela Williams as a member(s) on the Public Defender Commission.

Public Defender Commission

Applicant Package - Ward Non Resident

Public Defender Commission - Ward Non Resident

Term 15 Oct 2025 - 14 Oct 2028
Positions Available 3

Number of applicants in this package 1

- Brown, Frances
  Received: 08/26/2025
  Non Resident / Attorney Position
  Denver County
  Vetted: 08/29/2025

Marcus Bond

Name: Brown, Frances

Address: [redacted]

Email: [redacted]

Board Name: Public Defender Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
Do not live in Aurora

Are you registered to vote?:

Yes

Years of Education Completed:
19 years

Degree(s) Received:
Doctor of jurisprudence

College(s) Attended:
Austin College, Sherman Texas - BA. Southern Methodist University - Dallas Texas - JD

Employer Name:
Retired in 2016 - Former Employer was Colorado State Public Defender

Employer Address:
1300 Broadway, Denver Colorado 80202

Current Position:
Retired as General Counsel 2016

Years with Current Employer:
29 years

Work Experience:
Deputy Public Defender in the Appellate Division, Chief Appellate Deputy, Chief Administrative Deputy, and retired as General Counsel. Worked in all areas of criminal defense. Handled major management issues in all 21 regional public defender offices. Worked with Attorney Generals office on complaints and lawsuits.

Certification(s):
None

How are you involved in your community?:
I am the chair of my church's (St. Gabriel's Episcopal Church) outreach committee. I am a trainer during election cycles for the Denver Election Division. I currently sit on the Aurora' Public Defender Commission.

List your interests and activities.:
Traveling, hiking, reading, and watching my grand children.

Do you presently serve in any other appointed position on a board, commission or committee?:

Yes

If yes, enter the board name and position:
Aurora Municipal Public Defenders commission member

Are you currently a member and seeking reappointment on the board you are applying for?:

Yes

Why do you desire this appointment?:
I think my background in public defense, as well as my experience in management, brings a needed perspective to issues that arise.

How much time do you anticipate being able to spend on this appointment each month?:
As much as is needed. I am retired.

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
No conflicts

Reference 1: Full Name, Phone Number and Address:
Lucy Barnett, [redacted]

Reference 2: Full Name, Phone Number and Address:
Ted Rehms, [redacted]

Reference 3: Full Name, Phone Number and Address:
Janet Kritzer, [redacted]

How did you hear about us?:

Word of Mouth

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Frances Smylie Brown

Time of Submission: 08/26/25 7:22:38 PM

Public Defender Commission Applicant

Package - Ward Non Resident

Public Defender Commission - Ward Non Resident

Term 15 Oct 2025 - 14 Oct 2028

Positions Available 3

Number of applicants in this package 1

- Kaplan, David

Received: 9/16/2025
Non Resident / Attorney Position
Denver County
Vetted: 9/17/2025
Marcus Bond

Name: Kaplan, David

Address: [redacted]

Email: [redacted]

Board Name: Public Defender Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
Do not live in Aurora

Are you registered to vote?:

Yes

Years of Education Completed:
19

Degree(s) Received:
Doctor of Jurisprudence (JD)

College(s) Attended:
University of Colorado University of Denver

Employer Name:
Stimson LaBranche and Hubbard llc

Employer Address:
1652 Downing Street Denver, CO 80218

Current Position:
Senior Counsel

Years with Current Employer:
5 years

Work Experience:
1983 - 1987 Deputy State Public Defender 1987 - 1997 Pozner and Kaplan 1997 - 2000 Holland Kaplan and Pagliuca 2000 - 2007 Colorado State Public Defender 2007 - 2021 Haddon Morgan and Foreman 2021 - Present Stimson LaBranche and Hubbard

Certification(s):
None

How are you involved in your community?:
Chair of Colorado State Public Defender Acting Chair Aurora Municipal Public Defender Pro Bono representation before Character and Fitness of Bar Examiners (intermittently) CJA Court appointments Federal Court

List your interests and activities.:
Live Music Mountain Hiking Classic Movies Gold (poorly played)

Do you presently serve in any other appointed position on a board, commission or committee?:

Yes

If yes, enter the board name and position:
Aurora Municipal Defender Commission

Are you currently a member and seeking reappointment on the board you are applying for?:

Yes

Why do you desire this appointment?:
Colorado State Public Defender

How much time do you anticipate being able to spend on this appointment each month?:
My experience suggests 3 hours a month with it increasing during budget cycle and as issues arise needing more attetnion

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
No conflict

Reference 1: Full Name, Phone Number and Address:
Marci LaBranche [redacted]

Reference 2: Full Name, Phone Number and Address:
Larry Pozner [redacted]

Reference 3: Full Name, Phone Number and Address:
Maureen Cain [redacted]

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
David S. Kaplan

Time of Submission: 09/16/25 7:30:07 PM

Attachments

- DSK Resume 2024.pdf

DAVID S. KAPLAN, ESQ.
Curriculum Vitae

EMPLOYMENT:

2021 to Present: Stimson LaBranche Hubbard LLC, Senior Counsel
1652 N. Downing Street, Denver CO 80218, State and Federal Litigation, Attorney Regulation representation

2006 to 2021: Haddon, Morgan & Foreman, P.C.
150 East 10th Ave., Denver, CO 80203, Partner in firm focused on State and Federal Litigation

2000 to 2006: Colorado State Public Defender, Head of State Public Defender system comprising of 350 lawyers

1997 to 1999: Holland, Kaplan and Pagliuca, P.C., 730 Seventeenth Street, Suite 730 Denver, CO 80202, Representing State and Federal Criminal Defendants

1987 to 1997: Pozner, Hutt and Kaplan, 1890 Gaylord Street, Denver, CO 80206, Partner in firm with emphasis on criminal defense litigation

1983 to 1987: Deputy State Public Defender, Colorado State Public Defender – Denver Office

1977 to 1979: Research Director, Colorado Public Interest Group

BOARDS AND COMMITTEES:

Colorado Criminal and Juvenile Justice Commission: Sentencing Reform Task Force Member 2022 – to 2023

Colorado Judicial Performance Commission: Chairman: 2019 – 2021
Member 2016 – 2021

Colorado Public Defender Commission: Chairman 2017 – Present

Aurora Public Defender Commission: Member/Chairman 2020 – Present

District of Colorado CJA Panel Representative: 2017 – 2020

District of Colorado Criminal Justice Act Committee: Chair 2016 – 2018
Member 2012 – 2016

Colorado Criminal and Juvenile Justice Commission: Vice-Chairman 2004 – 2007

Federal Criminal Case Discovery Committee: 2007 – 2009

Governor's Task Force on DNA: 2007 – 2008

Colorado Innocence Project: 2002 – 2007

Colorado Legislative Task Force for the Continuing Study of the Treatment of Persons with Mental Illness Involved in the Criminal Justice System: 2000 – 2006

Colorado Judicial Drug Court Advisory Committee: 2003 – 2006

Colorado State Court Commission on Families in the Courts: 2001

Denver Community Courts Development Plan Committee: 2001

City and County of Denver; No-Knock Raid Review Committee: 2000

Colorado Bar Association Board of Governors: 1994 – 1996

ACLU of Colorado Board Member: 1991 – 1995

Denver Drug Court Advisory Committee: 1993 – 1996

Colorado Criminal Defense Bar: President 1993 – 1994

AUTHOR/SPEAKER:

Speaker: Cross Examination: Advanced Impeachment Techniques, Colorado State Public Defender Annual Conference 2007, September 2007

Speaker: Effective Assistance of Counsel: Sentencing Issues, Fall Federal Practice Series, September 2007

Speaker: Ethics in Multi-Defendant Cases, Federal Criminal Justice Act Program, March 2007

Speaker: Privilege and Confidential Communications, Ethical Considerations, Colorado Criminal Defense Bar Ethics Program, November 2006

Panelist: Criminal Sentencing in Colorado, Colorado Bar Association CLE, February 2006

Panelist: First Annual Government Symposium, University of Colorado Law School, October 2005

Key Note Speaker: Rocky Mountain Government/Public Interest Legal Career Symposium, University of Colorado School of Law, March 2005

Speaker: Denver Metro Chamber Foundation and Leadership Denver Crime & Justice Day, April 2003, 2004

Speaker: Colorado Supreme Court Attorney Regulation Counsel, Practicing with Professionalism, June 2003

Speaker: Colorado Bar Association Criminal Law Ethics Program, December 2002

Panelist: Hispanic National Bar Association Midwestern Regional Conference, The Changing Face of the Death Penalty, September 2002

Panelist: Rocky Mountain Restorative Community Justice Conference, Plenary Panel, September 2001

Keynote Speaker: Larimer County Bar Association, Young Lawyers Division, May 2001

Speaker: Colorado Bar Association Annual Spring Criminal Law Program, April 2001

Speaker: University of Denver College of Law Equal Justice Colloquium, March 2001

Panelist: American Association of Law Schools Equal Justice Colloquium, February 2001

Keynote Speaker: Coloradans Against the Death Penalty Awards Ceremony October 2000

Speaker: Lorman Education Services Conducting an Effective Cross Examination in Colorado, July 2000

Keynote Speaker: Colorado Bar Admission Ceremony, May 2000

Speaker: Conducting an Effective Cross-Examination; Lorman Education Services, July 1999

Speaker: Purpose of Cross Examination, Colorado Bar Association Litigation Seminar, June 1999

Speaker: Colorado Bar Association, Trial Strategies & Tactics CLE, October 1997

Panelist: Federal CJA Seminar, Dealing with U.S. Probation Office, June 1997

Speaker: Repercussions of a Sexual Assault Conviction; Colorado Criminal Defense Bar, April 1997

Co-Author - Denver University Law Review: "Coerced Waiver Coerced Consent" 1997

Speaker: Denver Law Review Coercion Symposium, University of Denver College of Law, March 1997

Speaker: Criminality and the Constitution, Metro State Political Science Department symposium, December 1996

Speaker: 1996 COVA Conference. Violent Assault and the At-Risk Defendant, November 8, 1996

Speaker: Children's Advocacy and Family Resources: "Skill Building for Testimony in Court" March 1995

Speaker: Skill Building for Testimony in Court sponsored by Children's Advocacy and Family Resource Center, December 1993

Speaker: 1993 COVA Conference, Prosecution, Defense and Appellate Perspectives of Victims and Defendant's Rights, October 1993

Speaker: University of Denver College of Law, Mid-year Commencement Address, January 1993

Speaker: Colorado Statutory and Case Law update, Presented to the First Judicial District Bar Association, March 1992

Speaker: C.T.L.A. Criminal Update, October 1991

Speaker: Managing the Indigent Client, Colorado Springs CCDB CLE, September 1991

Speaker: The Judge’s Perspective: Child Abuse Issues in Criminal Prosecution; Evidentiary Issues: Prosecution and Defense Perspectives, April 1991, Denver, Colorado

Speaker at CCDB CLE Seminar: Alternatives in Sentencing, "Negotiating the Plea and Sentencing Hearing, Denver, Colorado, 1990

Author: 1990 Criminal Law Legislative Update, Colorado Lawyer, October 1990

Lecture: Basic Cross Examination Techniques, Colorado Public Defenders Training, 1990

Speaker: Colorado Trial Lawyers Association, Colorado Law Update: Criminal Law. Denver, Colorado, Sept. 21, 1990

Guest Speaker: Symposium entitled "Violence Against Minorities" January 27, 1990. Sponsored by the Asian American Law Society, University of Denver College of Law

Lecture: Colorado Criminal Defense Bar Continuing Legal Education program. Sexual Assault on Children. Entitled "Investigating Allegations of Child Sexual Assault", 1989

Author: "Investigating Allegations of Child Sexual Assault", 1989

Legislative Update: Legislative session update. Presented to C.T.L.A. CLE seminar, Denver CO, 1989

Speaker: Colorado Public Defender Conference; DUI Law in Colorado, 1985

Co-Author: "DUI Law in Colorado" Presented to Colorado Trial Lawyers Association annual convention, 1985

TEACHING POSITIONS:

Adjunct Faculty. University of Denver College of Law; Criminal Law, Criminal Procedure and Trial Tactics

University of Denver College of Law Evening Division Professor of the Year,1993

Instructor: Colorado Criminal Defense Bar and University of Colorado College of Law Annual Trial Practice Institute, 1989 – 1997

Internship Training Coordinator, Denver Public Defender, 1985 – 1987

PROFESSIONAL MEMBERSHIPS:

Colorado Criminal Defense Bar

2018 Jonathon Olom Award Winner
President, 1993 – 1994
Board of Directors, 1990 – 1992
Chairman, Legislative Action Committee, 1990 – 1994
President-elect, 1992
Lobbyist, Colorado Legislature, 1990 – 1995
Member, 1988 – Present

Colorado Bar Association: Board of Governors, 1994 – 1996

American Bar Association: 1996 – 1997, Chair of the Denver Subcommittee of the Criminal Litigation Committee

American Civil Liberties Union - Colorado: Board of Directors, 1991 – 1995, Nominating Committee 1994, Legislative Lobbying Committee, 1991 – 1995

Denver Drug Court Advisory Committee: Probation subcommittee member, 1993 – 1996

National Association of Criminal Defense Attorneys: 1987 – Present

Colorado Trial Lawyers Association: Member 1987 – 2001

EDUCATION:

University of Denver College of Law, Juris Doctorate, 1982: Recipient, Moot Court Barrister's Cup, 1981; Winner American Bar Association Regional Moot Court Competition, Fayetteville, Arkansas, 1981

University of Colorado, Boulder, Colorado, B.A., 1977

Public Defender Commission

Applicant Package - Ward VI

Public Defender Commission - Ward VI

Term 15 Oct 2025 - 14 Oct 2028
Positions Available 3

Number of applicants in this package 1

- Williams, Pamela

Received: 9/15/2025
Ward VI Resident & Registered Voter
Arapahoe County
Vetted: 9/17/2025
Marcus Bond

Name: Williams, Pamela

Address: [redacted]

Email: [redacted]

Board Name: Public Defender Commission

Date of Birth:
[redacted]

Home Phone Number:
[redacted]

Work Phone Number:
[redacted]

How long have you lived in Aurora?:
5 1/2 years

Are you registered to vote?:

Yes

Years of Education Completed:
Masters Degree

Degree(s) Received:
Associate of Arts Associate of Science Bachelors of Liberal Arts Masters of Liberal Arts AA in Nursing AA in Mental Health AA in Grant Writing

College(s) Attended:
Friends University Wichita State University Butler County Community College Oklahoma State University Wichita Technical College

Employer Name:
Colorado Coalition for the Homeless

Employer Address:
2111 Champa Denver, CO 80205

Current Position:
Property Manager II

Years with Current Employer:
3 months

Work Experience:
listed on Resume

Certification(s):
Certified Occupancy Specialist, LIHTC Specialist, Tax Credit Specialist, CPR Registered, Kansas Bar Association Meditation, Owner Administration for Home Plus/Nursing Home, Mental Health First Aid, Certified Manager of Maintenance, Loan Signing Agent, Notary Public for State of Colorado, Process Server for State of Colorado, Property Inspector

How are you involved in your community?:
President of Homeowners Association of Fairfield Village (Aurora) Member of Zion Baptist Church, serving with Health Ministry and Christian Education Ministry Member of Alpha Kappa Alpha Sorority Sewing Instructor, Zion Senior and Community Resource Center

List your interests and activities.:

Cooking, Catering, Baking, Sewing, Music

Do you presently serve in any other appointed position on a board, commission or committee?:

No

If yes, enter the board name and position:
Public Defenders Commission, Resident Member

Are you currently a member and seeking reappointment on the board you are applying for?:

Yes

Why do you desire this appointment?:
I have enjoyed by first season on the Board and I feel that I can still offer valuable input from a resident perspective.

How much time do you anticipate being able to spend on this appointment each month?:
6 to 10 hours or as needed.

Do you have any conflicts of interest that should be disclosed?:

No

If yes, please explain:
NA

Reference 1: Full Name, Phone Number and Address:
Tom Tobiassen [redacted]

Reference 2: Full Name, Phone Number and Address:
Rev. Frank M. Davis, [redacted]

Reference 3: Full Name, Phone Number and Address:
Kris Nittler [redacted]

How did you hear about us?:

Other

By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:
Pamela D Williams

Time of Submission: 09/15/25 8:50:02 PM

Attachments

- 2020 Resume 2.pdf

Pamela D. Williams

[redacted]

EMPLOYMENT HISTORY:

2017 December- 2022 May

AVAIL/PK
Management, LLC
Denver, Colorado
Property Manager
Manage 171-unit Senior and Disabled Apartment Complex. Responsible for all operational and financial aspects and meeting company goals in the areas of personnel management, leasing, collections, resident services, maintenance, revenue enhancement, capital improvements, information reporting and compliance.

2016 April- 2017 November

PK Management, LLC
Wichita, Kansas
Senior Property Manager
In addition to managing 100-unit Section 8 Senior Living Complex, assist Regional Vice President with training, compliance, management, resident services for two properties in Kansas City, Mo; and one in Kansas City, KS.

2010 August- 2016 April

Property Manager
Manage 100-unit Section 8 Senior Living Apartment Complex. Responsible for all operational and financial aspects and meeting company goals in the areas of personnel management, leasing, collections, resident services, maintenance, revenue enhancement, capital improvements, information reporting and compliance with all applicable laws and company policies.

2007 March – 2008 March

Key Management
Wichita, Kansas
Property Manager
Manage 1DO-unit Section 8 Senior Living Apartment Complex. Prepared site budget, responsible for hiring and training additional staff, procurement of major inventory, maintained resident files, collection and depositing of rent fees, marketing property through written correspondence or news media and overall daily inspection of property and grounds.

1994 January – 2004 May

Missionary Baptist State Convention of Kansas
Kansas City, Kansas
Executive Assistant to President/General Secretary
Selecting volunteer employees and writing position descriptions for various officers and employees. Negotiating contracts, room space, special arrangements and hospitality for National Officers and special guests. Served as liaison for President's staff and Public Information Director for the Convention.

EDUCATION:

The Wichita State University, M.A.
Liberal Studies - Cultural Diversity

The Wichita State University, A.A., B.A.
Major: Social Sciences
Field Major: Sociology, Psychology and Business Administration
Minor: Minority Studies

The George Washington University
National Multicultural Institute - Certificate of Diversity Trainer

The Wichita State University
Center for Management Development
Certificate Programs: Secretarial Administration
Supervision

Wichita Bar Association Mediation Center
Certificate Program: Basic Mediation Core Training
902 Rule
Emotional People in Mediation

The Oklahoma State University
Certificate Program: Grant Writing

NCHM (Certificates)
Certified Occupancy Specialist 2010 - 2017
Certified Occupancy Specialist 2018 – 2021
Certified Occupancy Specialist 2022 - present
Certified Manager of Maintenance 2022

Wichita Technical Institute
Certified Nurse Aid, August 2014
Certified Home Health Aid, August 2014

Grace Hill Trainings
See Transcript

Butler County Community College
Operator Administrator License for State of Kansas, October 2014

KHRC (Certificates)
Change 4350.3 Rev -1, CHG-2 Course
Change 4350.3 CHG 4, 2014
Fair Housing Training, October 2018
Resolving EIV Errors

PROFESSIONAL

AFFILIATIONS:
National Notary Assoc: Notary, Notary Signing Agent
National Coalition of Black Meeting Planners (NCBMP)
National Association of Professional Women

ADDITIONAL ACTIVITIES:
Zion Missionary Baptist Church, Denver
W.G. Williams Community Foundation, Inc., Executive Director
Community Services Block Grant Committee, City of Wichita
National Women of Achievement, Inc.
Hispanic Chamber of Commerce
African American Coalition
Former Activities:
Greater New Testament Baptist Church, Wichita
Urban League of Wichita, Inc., Board Member
Urban League of Wichita Guild, President
Junior League of Wichita, Inc., Sustaining member
·Minority Convention Development Committee for
Wichita Convention & Visitors Bureau

HOBBIES: Sewing, Music, Reading.

References furnished upon request.

David Kaplan
Interim Chair, Aurora Public Defender Commission

28 September 2025

Mayor Coffman and Aurora City Council
15151 E. Alameda Pkwy.
Aurora, CO 80012

Dear Mayor Coffman and Aurora City Council:

The members of the Aurora Public Defender Commission ("PD Commission") have recently interviewed Frances Brown for reappointment as an attorney member to the Public Defender Commission. Ms. Brown's many years of experience in leadership roles with the Office of the Colorado State Public Defender serves her well in her role as Commissioner, as she can offer practical expertise and strategic insight to the Chief Public Defender and PD Commission. Aurora PD Commission members have voted unanimously to recommend Ms. Brown for reappointment to the PD Commission. We thus ask you to approve Ms. Brown's reappointment to the PD Commission.

Thank you,

David Kaplan
Interim Chair, Aurora Public Defender Commission

Tom Ashburn
Vice Chair, Aurora Public Defender Commission

28 September 2025

Mayor Coffman and Aurora City Council
15151 E. Alameda Pkwy.
Aurora, CO 80012

Dear Mayor Coffman and Aurora City Council:

The members of the Aurora Public Defender Commission ("PD Commission") have recently interviewed David Kaplan for reappointment as an attorney member to the Public Defender Commission. Mr. Kaplan has a fantastic professional relationship with the Chief Public Defender and has done an excellent job leading the Commission as Interim Chair. David's years of experience in leadership positions with the Office of the Colorado State Public Defender enables him to offer uniquely helpful insights to the PD Commission and Chief Public Defender related to issues large and small, strategic and practical. Aurora PD Commission members have voted unanimously to recommend Mr. Kaplan for reappointment to the PD Commission. We thus ask you to approve Mr. Kaplan's reappointment to the PD Commission.

Thank you,

Tom Ashburn
Vice Chair, Aurora Public Defender Commission

David Kaplan
Interim Chair, Aurora Public Defender Commission

28 September 2025

Mayor Coffman and Aurora City Council
15151 E. Alameda Pkwy.
Aurora, CO 80012

Dear Mayor Coffman and Aurora City Council:

The members of the Aurora Public Defender Commission ("PD Commission") have recently interviewed Pamela Williams for reappointment as a citizen member to the Public Defender Commission. Ms. Williams's experience with Colorado Coalition for the Homeless and participation in various community organizations demonstrates her deep commitment to understanding and addressing the needs of the community and allows her to bring thoughtful insight to her Commission work. Aurora PD Commission members have voted unanimously to recommend Ms. Williams for reappointment to the PD Commission. We thus ask you to approve Ms. Williams's reappointment to the PD Commission.

Thank you,

David Kaplan
Interim Chair, Aurora Public Defender Commission

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Board of Directors Appointment – Citadel on Colfax Business Improvement District (BID) (Resolution)
Item Initiator: Michael Kerrigan, Special District Administrator, Development Services
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Policy Committee

☒ Approve Item and Move Forward to Regular Meeting

☒ Approve Item as Proposed at Study Session

☐ Information Only

☐ Approve Item as Proposed at Regular Meeting

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Citadel on Colfax Business Improvement District (BID) in 2017 via ordinance number 2017-35. The BID is located generally at the southeast corner of E. Colfax Avenue and N. Sable Boulevard.

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

Per State Statute, City Council is able to appoint directors to fill vacancies on the Board of Directors in order for the BID to continue and take formal action as needed. The BID is requesting the appointment of one individual to the Board of Directors.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does the Council support approval of the resolution and wish to forward this item to the City Council Meeting as proposed?

LEGAL COMMENTS

Section 5 of Ordinance No. 2017-35 organizing the Citadel on Colfax Business Improvement District provides that within 30 days following the date on which a vacancy on the Board of Directors occurs, a successor shall be appointed by resolution of the City Council. (Rulla)

RESOLUTION NO. R2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPOINTING A MEMBER OF THE BOARD OF DIRECTORS OF THE CITADEL ON COLFAX BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the City Council (the "Council") of the City of Aurora, Colorado (the "City"), has adopted Ordinance No. 2017-35 (the "Organizing Ordinance") organizing the Citadel on Colfax Business Improvement District (the "District"); and

WHEREAS, there is currently a vacancy on the Board of Directors of the District (the "Board"); and

WHEREAS, Section 4 of the Organizing Ordinance provides that within thirty (30) days following the date on which a vacancy on the Board occurs, a successor shall be appointed by resolution of the Council; and

WHEREAS, the District has recommended that Mr. Patrick McGlinchey fill the existing vacancy; and

WHEREAS, Mr. Patrick McGlinchey will be an elector of the District, as defined by Section 31-25-1203(4)(a), C.R.S., and is therefore qualified for membership on the Board.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. Mr. Patrick McGlinchey is hereby appointed to fill the existing vacancy on the Board of Directors of the Citadel on Colfax Business Improvement District.

Section 2. The City Clerk is hereby directed to cause an executed copy of this Resolution to be provided to the District.

Section 3. Within thirty (30) days of the effective date of this Resolution, Mr. Patrick McGlinchey shall appear before an officer authorized to administer oaths and take an oath to faithfully perform the duties of his office as required by law and to support the United States Constitution, the Colorado Constitution, and all laws made pursuant thereto.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

LAURA S. HEINRICH
DIRECT DIAL: 303-839-3979
lheinrich@spencerfane.com

File No. 5028756.0014

September 26, 2025

City of Aurora Development Services Department
Attn. Michael Kerrigan
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012
MKerriga@auroragov.org

Re: Request for Appointment of Patrick McGlinchey to Board of Directors of Citadel on Colfax Business Improvement District

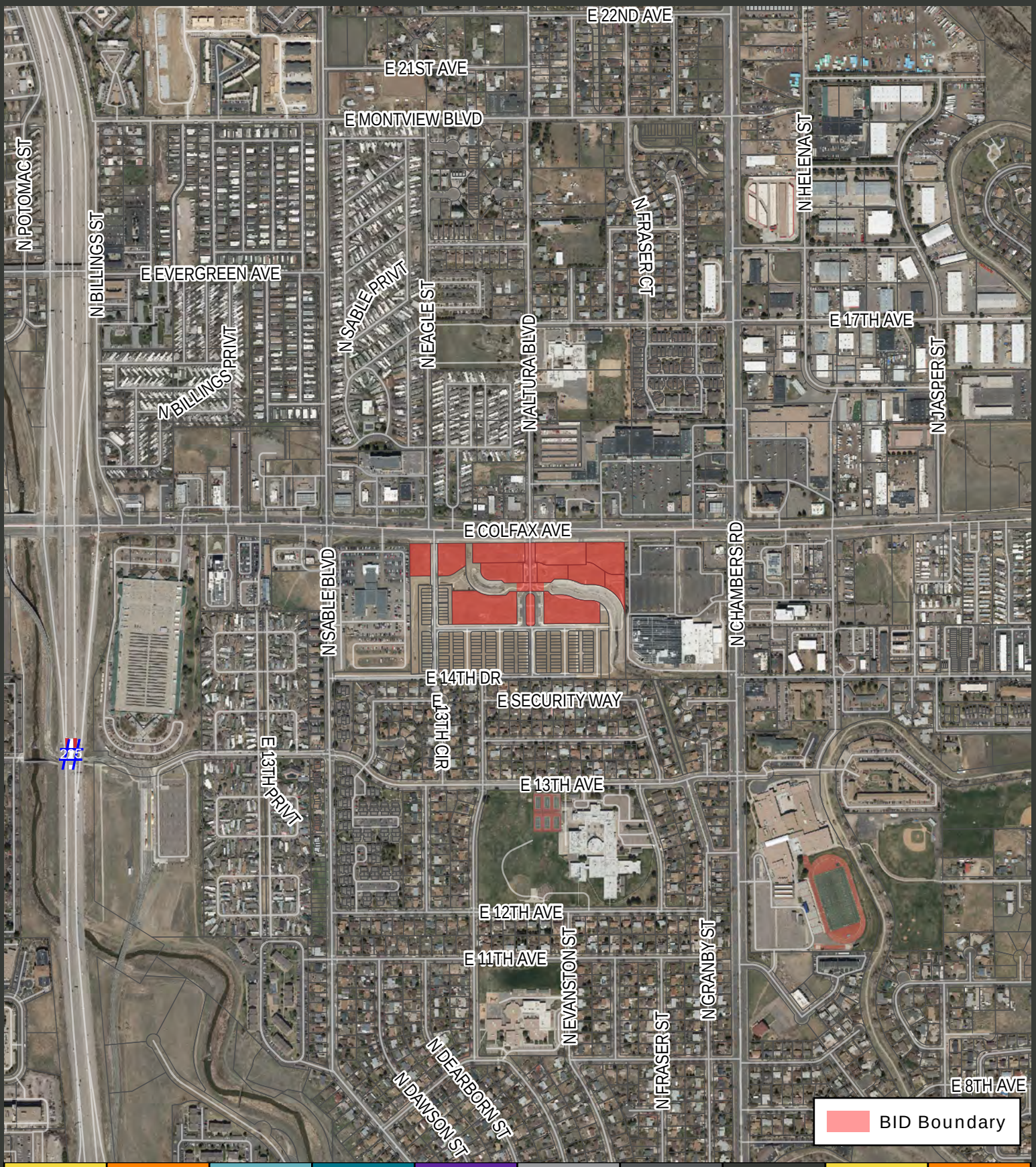
Dear Mr. Kerrigan:

This law firm serves as general counsel to the Citadel on Colfax Business Improvement District (the "District"). This letter is written to request that the City Council of the City of Aurora appoint Patrick McGlinchey to the Board of Directors of the Citadel on Colfax Business Improvement District (the "District"). Mr. McGlinchy will be a qualified elector under Section 31-25-1203(4), Colorado Revised Statutes (C.R.S.). Please let me know if you have any questions.

Sincerely,

SPENCER FANE LLP

/s/ Laura S. Heinrich



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Citadel on Colfax
Business Improvement District

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N W E S

10/3/2024 I:\GIS\Arc10_MXDs\Planning\Jake C\2024\2423_BIDs.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Operating Plan and Budget – Citadel on Colfax Business Improvement District (BID) (Resolution)
Item Initiator: Michael Kerrigan, Special District Administrator, Development Services
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Policy Committee

☒ Approve Item and Move Forward to Regular Meeting

☒ Approve Item as Proposed at Study Session

☐ Information Only

☐ Approve Item as Proposed at Regular Meeting

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Citadel on Colfax Business Improvement District (BID) in 2017 via ordinance number 2017-35. The BID is located generally at the southeast corner of E. Colfax Avenue and N. Sable Boulevard. State statute requires that the BID file its proposed annual budget for the upcoming year with the City Clerk for City Council review and approval.

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

The attached resolution will approve the Citadel on Colfax Business Improvement District 2026 operating plan and budget. The operating plan anticipates mainly property taxes, intergovernmental tax transfers form the Colfax Sable Metropolitan District, public improvement fee, and interest income for its $829,735 of revenues. The BID's expected expenses in 2026 are $964,769 and include primarily payments for debt service and administrative type expenses. The BID will continue to provide operational and maintenance services of the public improvements in 2026 including snow removal, landscaping, and common area maintenance. The construction of public improvements was completed in 2023.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does the Council support approval of the resolution and wish to forward this item to the City Council Meeting as proposed?

LEGAL COMMENTS

No business improvement district shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the municipality within which it is located has approved an operating plan and budget for the district. See Sec. 31-25-1211, C.R.S (Rulla)

2026 OPERATING PLAN AND BUDGET

CITADEL ON COLFAX BUSINESS IMPROVEMENT DISTRICT

City of Aurora, Arapahoe County, Colorado

TABLE OF CONTENTS

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2. ORGANIZATION AND COMPOSITION OF THE BOARD OF DIRECTORS 2

3. BOUNDARIES, INCLUSIONS AND EXCLUSIONS 2

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8. DISSOLUTION 5

9. CONCLUSION 5

EXHIBIT A - Director Contact Information
EXHIBIT B - BID Budget 2026
General Fund
Debt Service Fund
Capital Projects Fund
EXHIBIT C - District Legal Description

2026
OPERATING PLAN FOR THE
CITADEL ON COLFAX BUSINESS IMPROVEMENT DISTRICT

1. PURPOSE AND SCOPE OF THIS DISTRICT

A. Requirement for this Operating Plan. The Business Improvement District Act, specifically Section 31-25-1211, C.R.S., requires that the Citadel on Colfax Business Improvement District (the "District") file an operating plan and budget with the City Clerk no later than September 30 of each year.

Under the statute, the City is to approve the operating plan and budget within 30 days of the submittal of all required information.

The District will operate under the authorities and powers allowed under the Business Improvement District Act, Section 31-25-1201, *et seq.*, C.R.S., as amended, as further described and limited by this Operating Plan.

B. What Must Be Included in the Operating Plan? Pursuant to the provisions of the Business Improvement District Act, Section 31-25-1201, *et seq.*, C.R.S., as amended, this Operating Plan specifically identifies: (1) the composition of the Board of Directors; (2) the services and improvements to be provided by the District; (3) the taxes, fees, and assessments to be imposed by the District; (4) the estimated principal amount of the bonds to be issued by the District; and (5) such other information as the City may require.

The District's original 2017 Operating Plan and subsequent Operating Plans, previously approved by the City, are incorporated herein by reference, and shall remain in full force and effect except as specifically or necessarily modified hereby.

C. Purposes. As may be further articulated in prior years' Operating Plans, the ongoing and/or contemplated purposes of this District for 2026 include financing, acquisition, construction, completion, installation, replacement and/or operation and maintenance of all of the services and public improvements allowed under Colorado law for business improvement districts.

D. Ownership of Property or Major Assets. The District will own public improvements as constructed if such improvements are not otherwise dedicated to other public entities for operation and maintenance.

E. Contracts and Agreements. It is anticipated that the District will enter into various agreements as required to facilitate the funding, construction, operation and maintenance of public improvements. The District is currently party to an Intergovernmental Agreement with the City of Aurora dated August 21, 2017 and is currently party to an Intergovernmental District Facilities Construction and Service Agreement with the Colfax Sable Metropolitan District. The District may also enter into agreements with other districts encompassing adjacent developments in order to cooperate on infrastructure projects.

2. ORGANIZATION AND COMPOSITION OF THE BOARD OF DIRECTORS

A. Organization. The Citadel on Colfax Business Improvement District was organized by the City of Aurora, Colorado by Ordinance No. 2017-35 on October 28, 2017.

B. Governance. The District is governed by an elected Board of Directors.

C. Current Board. The District is managed by a Board of Directors consisting of five electors all of who shall be voting members. There are currently four vacancies on the Board of Directors. The Board of Directors requests that the City, though the approval of this 2026 Operating Plan, appoint Patrick McGlinchey to fill one of the vacancies. The Board of Directors currently consists of the following individuals:

1) Jason Marcotte
2) Vacant
3) Vacant
4) Vacant
5) Vacant

Director and other pertinent contact information is provided in **EXHIBIT A**.

D. Term Limits. The District's election on November 7, 2017 included a ballot question to eliminate term limits pursuant to Article 18, Section 11 of the Colorado Constitution. The question passed.

E. Advisory Board. The Board of Directors may appoint one or more advisory boards to assist the Board of Directors on such matters as the Board of Directors desires assistance. The Board of Directors shall, upon the appointment of an advisory board, set forth its duties, duration, and membership. The Board of Directors may provide rules of procedure for the advisory board or may delegate to the advisory board the authority to provide such rules. No advisory boards have yet been appointed.

3. BOUNDARIES, INCLUSIONS AND EXCLUSIONS

The legal description of the District's current boundaries is attached as **EXHIBIT C**. In 2026 and subsequent years, the District may receive inclusion requests for additional property as boundaries are established and additional property owners participate in the District.

4. PUBLIC IMPROVEMENTS

The District will be primarily concerned with the provision of public improvements and services within the boundaries of the District; however, there may be instances to provide improvements or services outside of the boundaries of the District as part of the project. The District shall have

the authority to provide these improvements and services, but the revenue-raising powers of the District to recoup the costs of extraterritorial improvements and services shall be as limited by state law.

The public improvements that the District anticipates it will construct, install or cause to be constructed and installed, include those public improvements the costs of which may, in accordance with the Business Improvement District Act, Section 31-25-1201, *et seq.*, C.R.S., lawfully be paid for by the District, including, without limitation, water services, safety protection devices, sanitation services, marketing, streetscape improvements, street improvements, curbs, gutters, culverts, drainage facilities, sidewalks, parking facilities, paving, lighting, grading, landscaping and storm and wastewater management facilities and associated land acquisition and remediation.

5. ADMINISTRATION, OPERATIONS, SERVICES AND MAINTENANCE

The District shall provide for ownership, operation, and maintenance of District facilities as activities of the District itself or by contract with other units of government or the private sector.

6. FINANCIAL PLAN AND BUDGET

A. 2026 Budget. The proposed 2026 Budget for the District is attached as **EXHIBIT B**. The adopted 2025 Budget differs from the 2025 Budget attached to the 2025 Operating Plan to account for the final assessed valuation of the property within the District, to adjust the expenditure amounts the District anticipated incurring, to adjust the amount of property tax revenue transferred from the Colfax Sable Metropolitan District as a result of the final assessed valuation of the property within the Colfax Sable Metropolitan District, to adjust the property tax and specific ownership tax revenue amounts, to adjust the amount of investment income and PIF revenue amounts, to adjust the amount of the bond interest payment, to adjust the amount of developer advances the District anticipated it would receive, and to adjust the expenditures in the capital project fund.

B. Authorized Indebtedness. The District held an election on November 7, 2017 for the purpose of authorizing debt, taxes, revenue limits, spending limits, special assessments, and such other matters as are necessary or convenient for the implementation of Art. X., Sec. 20 of the Colorado Constitution, and the Operating Plan. The initial maximum debt authorization for the District shall be $50,000,000.

C. Property Tax and Debt Service Mill Levy Cap. The District's debt service taxing ability shall be constrained to a mill levy limitation of up to 50 mills. The debt service mill levy cap set forth in this paragraph may be subject to upward or downward adjustments addressing any abatement or statutory, legislative, or constitutional changes that adjust or impact the assessed or actual valuation of property or the assessment ratio pursuant to which taxes are calculated occurring after, but not before, January 1, 2004. Such upward or downward adjustments are to be determined by the Board of Directors in good faith (such determination to be binding and final) so that to the extent possible, the actual revenue generated by the mill levy, as adjusted for changes

occurring after January 1, 2004, are neither diminished nor enhanced as a result of such changes. The debt service mill levy cap shall not apply to the District's ability to increase its mill levy as necessary for provision of operation and maintenance services to its taxpayers and service users.

D. District Revenues. The District anticipates receiving revenues derived from property taxes and tax revenue from Colfax Sable Metropolitan District in accordance with the Intergovernmental District Facilities Construction and Service Agreement and the Capital Pledge Agreement the District and Colfax Sable Metropolitan District entered into as part of the District's bond issuance in 2020. The District also anticipates utilizing public improvement fees to support public improvement construction.

E. Existing Debt Obligations. The District issued its $11,600,000 Special Revenue and Tax Supported Senior Bonds Series 2020A and $930,000 Special Revenue and Tax Supported Subordinate Bonds Series 2020B on November 25, 2020. As of September 12, 2025, the current amount of debt that is outstanding on the Series 2020A Bonds is $11,600,000 and the current amount of debt that is outstanding on the Series 2020B Bonds is $930,000.

F. Future Debt Obligations. The District does not anticipate issuing debt in 2026.

G. Other Financial Obligations. The District may enter into agreements including reimbursement or similar agreements and leases; as well as agreements for ongoing services such as legal, administration, compliance, budget, audit, etc.

H. Non-Default Provisions. Limited tax general obligation bonds issued by the District shall be structured and/or credit enhancements provided such that the bonds cannot default as long as the District is imposing the required maximum allowed mill levy.

I. No Debt or Obligation of the City. The debt of the District will not constitute a debt or obligation of the City in any manner. The faith and credit of the City will not be pledged for the repayment of the debt of the District. This will be clearly stated on all offering circulars, prospectus, or disclosure statements associated with any securities issued by the District

7. 2026 ACTIVITIES, PROJECTS AND CHANGES

A. Services and Activities.

i. Provided for in 2025: The District provided operation and maintenance services in 2025, including, but not limited to, snow removal, landscaping, and common area maintenance.

ii. Planned for in 2026: The District anticipates providing operation and maintenance services in 2026, including, but not limited to, snow removal, landscaping, and common area maintenance.

B. Projects and Public Improvements. The District completed construction of the public improvements in 2023.

C. Summary of 2026 Activities and Changes from Prior Year. In 2026, the District's activities will continue to largely consist of District administration, payment of its existing bonds, and providing the operation and maintenance services listed above.

D. Boundary Changes. The District does not anticipate boundary changes in 2026.

E. Changes to Board or Governance Structure. The Board is in the process of identifying candidates to fill the Board vacancies. The District anticipates more individuals will become qualified to serve on the Board as the District continues to develop. The District requests that the City appoint Patrick McGlinchey to fill one of the vacancies.

F. Mill Levy Changes.

i. Debt Service Mill Levy Cap: 50 mills
ii. 2025 Mill Levies: The District imposed 20 mills for operations and maintenance, 50 mills for debt service, and 1 mill for the ARI mill levy in 2025.
iii. 2026 Mill Levies: The District anticipates imposing 19.775 mills for operations and maintenance, 50 mills for debt service, and 1 mill for the ARI mill levy in 2026.

G. Elections. Not anticipated for the upcoming year.

H. Major Changes in Development Activity or Valuation. Not anticipated in 2026.

I. Ability to Meet Current Financial Obligations. See 2026 Budget attached as **EXHIBIT B**.

8. DISSOLUTION

The District is anticipated to have ongoing operations and maintenance obligations that will necessitate perpetual existence. If the District no longer has such obligations the District will seek to dissolve pursuant to C.R.S. § 31-25-1225.

9. CONCLUSION

It is submitted that this Operating Plan and Budget for the District meets the requirements of the Business Improvement District Act and further meets applicable requirements of the Colorado Constitution and other law. It is further submitted that the types of services and improvements to be provided by the District are those services and improvements which satisfy the purposes of Part 12 of Article 25 of Title 31, C.R.S.

EXHIBIT A
Director and Other Contact Information

BOARD OF DIRECTORS:

Jason Marcotte
3315 Stuart Street
Denver, Colorado 80212
jason@summitcvg.com

Patrick McGlinchey (proposed director)
6619 E. Lowry Blvd. #314
Denver, CO 80230-6806
Patrick.McGlinchey@SRSRE.com

Vacant

Vacant

Vacant

DISTRICT CONTACT:

David S. O'Leary
Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, Colorado 80203
303-839-3952
doleary@spencerfane.com

INSURANCE AND DIRECTORS' BONDS:
T. Charles Wilson Insurance Service
384 Inverness Parkway
Centennial, Colorado 80112
303-368-5757

ACCOUNTANT:
Jason Carroll
CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, Colorado 80111
Jason.carroll@claconnect.com
(303) 779-5710

AUDITOR:
Wipfli LLP
14143 Denver W Parkway #450
Lakewood, CO 80401
303-988-1900

EXHIBIT B

2026 BID Budget

CITADEL ON COLFAX BID

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

CITADEL ON COLFAX BID METROPOLTIAN DISTRICT
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

9/10/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 1,448,315	$ 1,367,331	$ 1,390,081	$ 1,390,081	$ 1,129,598
REVENUES					
Property taxes	337,439	376,006	311,477	376,006	397,761
Specific ownership taxes	19,867	22,243	10,020	19,000	23,528
Other Revenue	6,214	2,563	-	-	-
Operations and maintenance fee	-	45,000	-	-	-
Interest Income	63,842	65,025	28,076	59,831	66,000
PIF Revenue	60,538	65,000	25,307	62,000	62,000
Intergovernmental Revenues	169,669	141,459	138,893	142,244	280,446
Total revenues	657,569	717,296	513,773	659,081	829,735
TRANSFERS IN	-	-	-	37,723	-
Total funds available	2,105,884	2,084,627	1,903,854	2,086,885	1,959,333
EXPENDITURES					
General Fund	74,385	135,002	43,180	102,000	123,000
Debt Service Fund	641,346	807,004	317,384	801,572	832,000
Capital Projects Fund	-	40,000	-	-	-
Special Revenue Fund	72	5,500	92	15,992	9,769
Total expenditures	715,803	987,506	360,656	919,564	964,769
TRANSFERS OUT	-	-	-	37,723	-
Total expenditures and transfers out requiring appropriation	715,803	987,506	360,656	957,287	964,769
ENDING FUND BALANCES	$ 1,390,081	$ 1,097,121	$ 1,543,198	$ 1,129,598	$ 994,564
EMERGENCY RESERVE	$ 4,700	$ 6,000	$ 4,000	$ 4,600	$ 5,300
AVAILABLE FOR OPERATIONS	74,403	123,014	162,093	124,281	174,596
DEBT SERVICE REQUIRED RESERVE $848,557	848,558	848,558	848,558	848,558	814,668
DEBT SERVICE SURPLUS $848,557.50 (max)	415,974	119,545	475,842	152,160	-
TOTAL RESERVE	$ 1,343,634	$ 1,097,116	$ 1,490,492	$ 1,129,598	$ 994,564

See summary of significant assumptions.

CITADEL ON COLFAX BID METROPOLTIAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

9/10/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION					
Commercial	3,483,349	3,807,067	3,807,067	3,807,067	3,864,888
State assessed	140	15,780	15,780	15,780	170
Vacant land	1,137,934	1,137,934	1,137,934	1,137,934	1,422,450
Personal property	131,101	335,085	335,085	335,085	332,564
Certified Assessed Value	$ 4,752,524	$ 5,295,866	$ 5,295,866	$ 5,295,866	$ 5,620,072
MILL LEVY					
General	20.000	20.000	20.000	20.000	19.775
Debt Service	50.000	50.000	50.000	50.000	50.000
ARI	1.000	1.000	1.000	1.000	1.000
Total mill levy	71.000	71.000	71.000	71.000	70.775
PROPERTY TAXES					
General	$ 95,050	$ 105,917	$ 105,917	$ 105,917	$ 111,137
Debt Service	237,626	264,793	264,793	264,793	281,004
ARI	4,753	5,296	5,296	5,296	5,620
Levied property taxes	337,429	376,006	376,006	376,006	397,761
Adjustments to actual/rounding	10	-	(64,529)	-	-
Budgeted property taxes	$ 337,439	$ 376,006	$ 311,477	$ 376,006	$ 397,761
BUDGETED PROPERTY TAXES					
General	**$ 95,053**	**$ 105,917**	**$ 87,740**	**$ 105,917**	**$ 111,137**
Debt Service	**237,633**	**264,793**	**219,350**	**264,793**	**281,004**
ARI	**4,753**	**5,296**	**4,387**	**5,296**	**5,620**
	$ 337,439	**$ 376,006**	**$ 311,477**	**$ 376,006**	**$ 397,761**

See summary of significant assumptions.

CITADEL ON COLFAX BID METROPOLTIAN DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

9/10/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ (170)	$ 66,327	$ 79,103	$ 79,103	$ 128,881
REVENUES					
Property taxes	95,053	105,917	87,740	105,917	111,137
Specific ownership taxes	5,876	6,355	2,964	6,000	6,668
Other Revenue	4,799	-	-	-	-
Interest Income	2	-	291	(236)	-
Intergovernmental Revenues	47,928	40,417	39,176	40,097	56,210
Operations and maintenance fee	-	45,000	-	-	-
Total revenues	153,658	197,689	130,171	151,778	174,015
Total funds available	153,488	264,016	209,274	230,881	302,896
EXPENDITURES					
General and administrative					
Accounting	34,508	31,500	13,258	30,000	32,000
Auditing	6,900	8,000	7,420	7,420	8,200
County Treasurer's Fee	1,438	1,589	1,312	1,589	1,667
Dues and Membership	989	1,000	607	1,000	1,200
Insurance	-	3,000	-	3,000	3,200
District management	8,890	10,500	4,521	10,000	11,000
Legal	20,951	22,000	13,912	20,000	24,000
Miscellaneous	204	-	-	-	-
Snow removal	-	30,000	-	15,000	20,000
Website	-	7,500	-	1,000	1,500
Election	505	-	1,623	2,000	2,500
Contingency	-	4,913	527	991	2,733
Operations and maintenance					
Landscaping	-	15,000	-	10,000	15,000
Total expenditures	74,385	135,002	43,180	102,000	123,000
Total expenditures and transfers out requiring appropriation	74,385	135,002	43,180	102,000	123,000
ENDING FUND BALANCES	$ 79,103	$ 129,014	$ 166,093	$ 128,881	$ 179,896
EMERGENCY RESERVE	$ 4,700	$ 6,000	$ 4,000	$ 4,600	$ 5,300
AVAILABLE FOR OPERATIONS	74,403	123,014	162,093	124,281	174,596
TOTAL RESERVE	$ 79,103	$ 129,014	$ 166,093	$ 128,881	$ 179,896

See summary of significant assumptions.

PRELIMINARY DRAFT - SUBJECT TO REVISION

CITADEL ON COLFAX BID METROPOLTIAN DISTRICT
SPECIAL REVENUE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

9/10/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 1,839	$ -	$ 8,776	$ 8,776	$ -
REVENUES					
Property taxes	4,753	5,296	4,387	5,296	5,620
Interest Income	-	-	15	15	-
Intergovernmental Revenues	2,256	-	1,905	1,905	4,149
Other Revenue	-	209	-	-	-
Total revenues	7,009	5,505	6,307	7,216	9,769
Total funds available	8,848	5,505	15,083	15,992	9,769
EXPENDITURES					
General and administrative					
County Treasurer's Fee	72	79	66	79	84
Intergovernmental Expenditures ARI	-	5,212	-	15,886	9,685
Contingency	-	209	26	27	-
Total expenditures	72	5,500	92	15,992	9,769
Total expenditures and transfers out requiring appropriation	72	5,500	92	15,992	9,769
ENDING FUND BALANCES	$ 8,776	$ 5	$ 14,991	$ -	$ -

See summary of significant assumptions.

CITADEL ON COLFAX BID METROPOLTIAN DISTRICT
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

9/10/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 1,409,022	$ 1,263,383	$ 1,264,531	$ 1,264,531	$ 1,000,717
REVENUES					
Property taxes	237,633	264,793	219,350	264,793	281,004
Specific ownership taxes	13,991	15,888	7,056	13,000	16,860
PIF Revenue	60,538	65,000	25,307	62,000	62,000
Other Revenue	1,415	-	-	-	-
Interest Income	63,793	65,000	27,727	60,000	66,000
Intergovernmental Revenues	119,485	101,042	97,812	100,242	220,087
Total revenues	496,855	511,723	377,252	500,035	645,951
TRANSFERS IN					
Transfers from other funds	-	-	-	37,723	-
Total funds available	1,905,877	1,775,106	1,641,783	1,802,289	1,646,668
EXPENDITURES					
General and administrative					
County Treasurer's Fee	3,594	3,972	3,282	3,972	4,215
PIF Collection Expense	3,152	4,000	2,483	4,000	5,000
Paying agent fees	14,000	8,000	-	8,000	8,000
Contingency	-	5,432	1,319	-	3,012
Debt Service					
Bond Interest - Series 2020A Bonds	620,600	620,600	310,300	620,600	611,773
Bond Principal - Series 2020A Bonds	-	165,000	-	165,000	200,000
Total expenditures	641,346	807,004	317,384	801,572	832,000
Total expenditures and transfers out requiring appropriation	641,346	807,004	317,384	801,572	832,000
ENDING FUND BALANCES	$ 1,264,531	$ 968,102	$ 1,324,399	$ 1,000,717	$ 814,668
DEBT SERVICE REQUIRED RESERVE $848,557	$ 848,558	$ 848,558	$ 848,558	$ 848,558	$ 814,668
DEBT SERVICE SURPLUS $848,557.50 (max)	415,974	119,545	475,842	152,160	-
TOTAL RESERVE	$ 1,264,531	$ 968,102	$ 1,324,399	$ 1,000,717	$ 814,668

See summary of significant assumptions.

CITADEL ON COLFAX BID METROPOLTIAN DISTRICT
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

9/10/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 37,624	$ 37,621	$ 37,671	$ 37,671	$ -
REVENUES					
Interest Income	47	25	43	52	-
Other Revenue	-	2,354	-	-	-
Total revenues	47	2,379	43	52	-
Total funds available	37,671	40,000	37,714	37,723	-
EXPENDITURES					
General and Administrative					
Contingency	-	2,354	-	-	
Capital outlay	-	37,646	-	-	-
Total expenditures	-	40,000	-	-	-
TRANSFERS OUT					
Transfers to other fund	-	-	-	37,723	-
Total expenditures and transfers out requiring appropriation	-	40,000	-	37,723	-
ENDING FUND BALANCES	$ 37,671	$ -	$ 37,714	$ -	$ -

See summary of significant assumptions.

CITADEL ON COLFAX BID
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City of Aurora, Colorado, on October 28, 2017, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City on September 25, 2017. The District's service area is located in Aurora, Colorado

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The District has no employees and all administrative functions are contracted.

Revenue

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on Property Tax Summary page of the budget at the adopted total mill levy of 70.775 mills.

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

Category	Rate		Category	Rate
Single-Family Residential	6.25%		Agricultural Land	27.00%
Multi-Family Residential	6.25%		Renewable Energy Land	27.00%
Commercial	27.00%		Vacant Land	27.00%
Industrial	27.00%		Personal Property	27.00%
Lodging	27.00%		State Assessed	27.00%
			Oil & Gas Production	87.50%

Revenue (continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

Public Improvement Fees

The District charges public improvement fees (PIF). The nature of the PIF is that of a fee imposed under private contract and not through the exercise of any governmental taxing authority. The PIF is applied to the sale of goods at a rate of 2%, in addition to all sales and use taxes that may be imposed and is collected by the retailers in the District.

Capital Pledge Agreement

The District and the Colfax Sable Metropolitan District ("Metro District") have entered into a Capital Pledge Agreement dated as of November 1, 2020 (the "Pledge Agreement:"), pursuant to which the Metro District has pledged certain revenues to the payment of the Series 2020 Bonds. The Pledge Agreement provided that, in order to fund the Payment Obligations (as defined in the Pledge Agreement), the Metro District is to levy on all property subject to taxation by such Metro District, in addition to all other taxes, direct annual taxes in 2021 (for collection in 2022) and in each year thereafter so long as the Debt Obligations including the Series 2020 Bonds) remain outstanding, in the amount of the Metro District Required Mill Levy and the Metro District Subordinate Required Mill Levy, as determined by the District. Nothing in the Pledge Agreement is to be construed to require the Metro District to impose an ad valorem property tax levy for the payment of the Payment Obligation in excess of the Metro District Required Mill Levy and the Metro District Subordinate Required Mill Levy, beyond the maximum debt mill levy terms as forth in the Service Plan or after the Pledge Agreement Termination Date. It is acknowledged by the Metro District that the District is required, in accordance with the Indentures, to determine the ad valorem property tax levy to be imposed by such Metro District under the Pledge Agreement in accordance with the terms of the Indentures (subject to the limitations of the Pledge Agreement, including the limitations of the Metro District Required Mill Levy and the Metro District Subordinate Required Mill Levy definition set forth therein).

Revenue (continued)

Intergovernmental District Facilities Construction and Service Agreement

The District and the Metro District are parties to an Intergovernmental Agreement ("Metro District IGA") dated October 22, 2020 that outlines the District's responsibilities to operate and maintain the Public Improvements and to contract for all administrative services. Under this agreement the District contracts for all services and the Metro District agrees to fund the District for 100% of administrative services costs incurred to provide administration for the Metro District and to share in 56% of the Public Improvement operating and maintenance costs. The operating and maintenance costs are being shared based on land area of their respective Districts compared to the total land area for the development which is 44% for the District and 56% for the Metro District. During 2021, the Metro District had excess funds and transferred more funds to the District than what was required under this agreement to establish an operating reserve.

City Intergovernmental Agreement

The District and the City of Aurora ("City") are parties to an Intergovernmental Agreement ("City IGA") dated July 24, 2017, requiring the District to dedicate all of the Public Improvements to the City or other appropriate jurisdiction or owners association in a manner consistent with the approved development plan and other rules and regulations of the City and the applicable provisions of the City Code. The City IGA requires the District to impose a 1.000 mill levy (subject to adjustment for changes in the method of calculating the assessed valuation after January 1, 2004) for Aurora Regional Improvements (the "ARI Mill Levy"). The ARI Mill Levy increases to 1.500 mills from the 21st year through the date of repayment of debt incurred for Public Improvements, other than Regional Improvements; and for five years thereafter, the mill levy shall be the lesser of 20 mills or a mill levy equal to the average debt service mill levy imposed by such district in the 10 years prior to the date of repayment of debt issued for Public Improvements, other than Regional Improvements.

Expenditures

General and administrative expenditures

General and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Debt Service

Principal and interest payments in 2026 are provided based on the debt amortization schedule from the Series 2016A General Obligation Refunding and Improvement Bonds and payment on the 2016B General Obligation Subordinate Bonds is based on available cash flow (discussed under Debt and Leases).

Expenditures (continued)

Capital Outlay

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

Debt and Leases

$11,600,000 Special Revenue and Tax Supported Senior Bonds Series 2020A and $930,000 in Tax Supported Subordinate Bonds, Series 2020B

On November 25, 2020 the District issued $11,600,000 of Special Revenue and Tax Supported Senior Bonds, Series 2020A ("2020A Bonds"). The proceeds from the Series 2020A Bonds were used for the purposes of (a) paying for a portion of the costs of acquiring, constructing, and installing certain Public Improvements, (b) funding the Reserve Fund, (c) funding a portion of the interest to accrue on the Series 2020A Bonds through 2023, and (d) paying certain costs in connection with the issuance of the Series 2020A Bonds.

On November 25, 2020 the District issued $930,000 of Tax Supported Subordinate Bonds, Series 2020 B ("2020B Bonds"). Proceeds from the sale of the Series 2020B Bonds were used for the purposes of (a) paying for a portion of the costs of acquiring constructing and installing certain Public Improvements and (b) paying certain costs in connection with the issuance of the Series 2020B Bonds. The Series 2020A Bonds bear interest at the rate of 5.35%. Interest payments are payable semiannually on each June 1 and December 1, commencing June 1, 2021 and mature on December 1, 2050. The Series 2020B Bonds bear interest at the rate of 7.875%. Payments toward interest and principal can be made provided the Series 2020A Bonds (and any other Senior Bonds outstanding) are current and the Reserve and Surplus Funds for the Series 2020A bonds and any other Senior Bonds are full.

Reserves

Emergency Reserve Funds

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending for 2025, as defined under TABOR.

This information is an integral part of the accompanying budget.

CITADEL ON COLFAX BID
SCHEDULE OF DEBT REQUIREMENTS TO MATURITY

$11,600,000 Special Revenue and Tax Supported
Series 2020A Bonds, Dated November 25, 2020
Principal Due December 1
Interest Rate Fixed 5.35%

Year Ending December 31,	Principal	Interest	Total
2026	$ 200,000	$ 611,773	$ 811,773
2027	215,000	601,073	816,073
2028	240,000	589,570	829,570
2029	255,000	576,730	831,730
2030	285,000	563,088	848,088
2031	300,000	547,840	847,840
2032	315,000	531,790	846,790
2033	330,000	514,938	844,938
2034	350,000	497,283	847,283
2035	370,000	478,558	848,558
2036	385,000	458,763	843,763
2037	410,000	438,165	848,165
2038	430,000	416,230	846,230
2039	455,000	393,225	848,225
2040	475,000	368,883	843,883
2041	500,000	343,470	843,470
2042	530,000	316,720	846,720
2043	560,000	288,365	848,365
2044	585,000	258,405	843,405
2045	620,000	227,108	847,108
2046	650,000	193,938	843,938
2047	685,000	159,163	844,163
2048	725,000	122,515	847,515
2049	760,000	83,728	843,728
2050	805,000	43,068	848,068
Total	$ 11,435,000	$ 9,624,389	$ 21,059,389

See summary of signficant assumptions.

EXHIBIT C

District Legal Description and Map

LOT 1, BLOCK 1, CITADEL ON COLFAX SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LOT 1, BLOCK 2, CITADEL ON COLFAX SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LOT 3, BLOCK 2, CITADEL ON COLFAX SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LOT 1, BLOCK 7, CITADEL ON COLFAX SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LOT 2, BLOCK 7, CITADEL ON COLFAX SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LOTS 1 – 4, BLOCK 8, CITADEL ON COLFAX SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

LOT 1, BLOCK 4, CITADEL ON COLFAX SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TRACTS C, E, F, CITADEL ON COLFAX SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

RESOLUTION NO. R2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE 2026 OPERATING PLAN AND BUDGET FOR THE CITADEL ON COLFAX BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the City Council (the "Council") of the City of Aurora, Colorado (the "City"), is vested with jurisdiction to create one or more districts within City boundaries pursuant to the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. (the "Act"); and

WHEREAS, pursuant to the Act, the Council has adopted Ordinance No. 2017-35 organizing the Citadel on Colfax Business Improvement District (the "District") and appointing the District's initial Board of Directors (the "Board"); and

WHEREAS, Section 31-25-1211, C.R.S., provides that no district created under the Act shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the City has approved an operating plan and budget for the district; and

WHEREAS, the Board has approved a 2026 District operating plan and budget (the "2026 Operating Plan and Budget") for submittal to the City, which Operating Plan and Budget are in full compliance with the requirements of the Act; and

WHEREAS, the Council finds and determines that the approval of the 2025 Operating Plan and Budget in the form presented to the Council at this meeting is in the best interests of both the City and the District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The 2026 Operating Plan and Budget for the Citadel on Colfax Business Improvement District are hereby approved, including the declaration of public interest and necessity for improvements contained therein.

Section 2. All resolutions or parts of resolutions of the City of Aurora, Colorado, in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

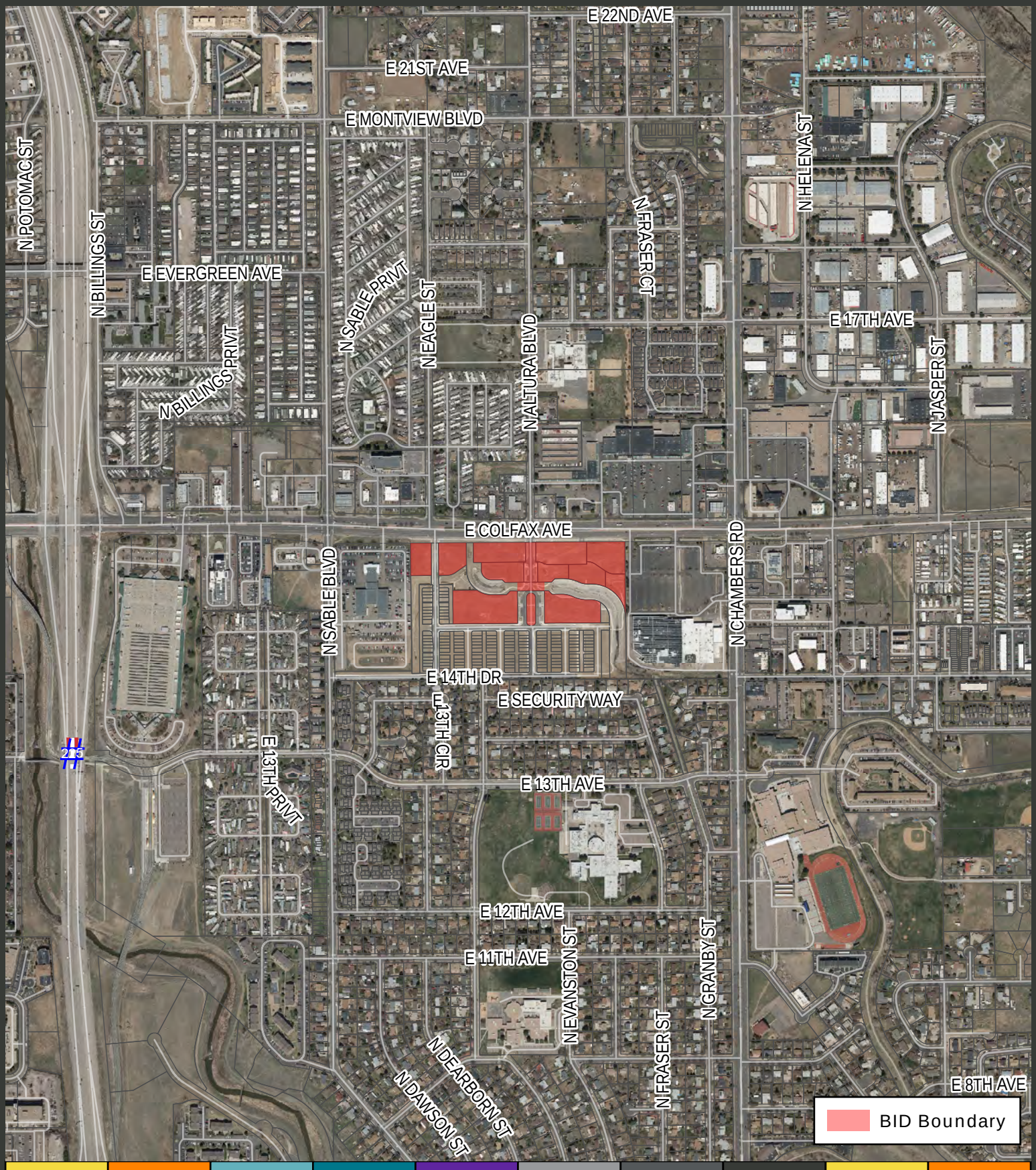
ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By:  RLA
BRIAN J. RULLA, Assistant City Attorney



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Citadel on Colfax
Business Improvement District

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N W E S

10/3/2024 I:\GIS\Arc10_MXDs\Planning\Jake C\2024\2423_BIDs.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Board of Directors Appointment – Parkside at City Centre Business Improvement District (BID) (Resolution)
Item Initiator: Michael Kerrigan, Special District Administrator, Development Services
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator, Development Services/ Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Policy Committee

☒ Approve Item and Move Forward to Regular Meeting

☒ Approve Item as Proposed at Study Session

☐ Information Only

☐ Approve Item as Proposed at Regular Meeting

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Parkside at City Centre Business Improvement District (BID) in 2017 via ordinance number 2017-38. The BID is generally located northeast corner of E. Alameda Ave. and S. Sable Blvd.

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

Per State Statute, City Council is able to appoint directors to fill vacancies on the Board of Directors in order for the BID to continue and take formal action as needed. The BID is requesting the appointment of three individuals to the Board of Directors.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does the Council support approval of the resolution and wish to forward this item to the City Council Regular Meeting as proposed?

LEGAL COMMENTS

Section 5 of Ordinance No. 2017-38 organizing the Parkside at City Centre Business Improvement District provides that within 30 days following the date on which a vacancy on the Board of Directors occurs, a successor shall be appointed by resolution of the City Council. (Rulla)

RESOLUTION NO. R2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPOINTING MEMBERS OF THE BOARD OF DIRECTORS OF THE PARKSIDE AT CITY CENTRE BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the City Council (the "Council") of the City of Aurora, Colorado (the "City"), has adopted Ordinance No. 2017-38 (the "Organizing Ordinance") organizing the Parkside at City Centre Business Improvement District (the "District"); and

WHEREAS, there are currently vacancies on the Board of Directors of the District (the "Board"); and

WHEREAS, Section 4 of the Organizing Ordinance provides that within thirty (30) days following the date on which a vacancy on the Board occurs, a successor shall be appointed by resolution of the Council; and

WHEREAS, the District has recommended that Mr. Darren Everett, Mr. John Bruno, and Mr. Tom Kiler fill the existing vacancies; and

WHEREAS, Mr. Darren Everett, Mr. John Bruno, and Mr. Tom Kiler are electors of the District, as defined by Section 31-25-1203(4)(a), C.R.S., and are therefore qualified for membership on the Board.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. Mr. Darren Everett, Mr. John Bruno, and Mr. Tom Kiler are hereby appointed to fill the existing vacancies on the Board of Directors of the Parkside at City Centre Business Improvement District.

Section 2. The City Clerk is hereby directed to cause an executed copy of this Resolution to be provided to the District.

Section 3. Within thirty (30) days of the effective date of this Resolution, Mr. Darren Everett, Mr. John Bruno, and Mr. Tom Kiler shall appear before an officer authorized to administer oaths and take an oath to faithfully perform the duties of their offices as required by law and to support the United States Constitution, the Colorado Constitution, and all laws made pursuant thereto.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By:  RLA
BRIAN J. RULLA, Assistant City Attorney

DANIELLE KAISER
DIRECT DIAL: 303-839-3726
dkaiser@spencerfane.com

File No. 5028756-0014

October 2, 2025

City of Aurora Development Services Department
Attn: Michael Kerrigan
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012
MKerriga@auroragov.org

Re: Request for Appointment of Individuals to Board of Directors of Parkside at City Centre Business Improvement District

Dear Mr. Kerrigan:

This law firm serves as general counsel to the Parkside at City Centre Business Improvement District (the "District"). We write to request that the City Council of the City of Aurora appoint Darren Everett, John Bruno, and Tom Kiler to the Board of Directors of the District. Mr. Everett, Mr. Bruno, and Mr. Kiler are qualified electors under Section 31-25-1203(4), Colorado Revised Statutes.

Please let me know if you have any questions.

Sincerely,

SPENCER FANE LLP

/s/ Danielle K. Kaiser



Planning and Business Development
15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Parkside at City Centre Business Improvement District

September 22, 2025

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

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CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Operating Plan and Budget – Parkside at City Centre Business Improvement District (BID) (Resolution)
Item Initiator: Michael Kerrigan, Special District Administrator, Development Services
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☒ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Parkside at City Centre Business Improvement District (BID) in 2017 via ordinance number 2017-38. The BID is generally located northeast corner of E. Alameda Ave. and S. Sable Blvd. State statute requires that the BID file its proposed annual budget for the upcoming year with the City Clerk for City Council review and approval.

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

The attached resolution will approve the Parkside at City Centre Business Improvement District 2026 operating plan and budget. All public improvements were completed in 2022, funded by a $13,990,000 2019 debt issuance; therefore the 2026 plan and budget anticipates no new activity for the Capital Projects Fund. In 2026 the General and Debt Service Funds anticipate $903,686 in revenue mainly from property tax, Tax Increment Finance (TIF) revenue, a privately imposed Public Improvement Fee (PIF), and transfers from the Parkside Metropolitan District. The Debt Service Fund also anticipates a beginning balance of $2,152,930, carried over from prior years. Together, the General and Debt Service Funds anticipate $1,291,236 in expenditures in 2026, mainly for management and bond expenses. The amount of outstanding debt as of June 30, 2025 was $13,515,000. The District anticipates making a $310,000 principal payment on the 2019 bonds in 2026.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does the Council support approval of the resolution and wish to forward this item to the City Council Regular Meeting as proposed?

LEGAL COMMENTS

No business improvement district shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the municipality within which it is located has approved an operating plan and budget for the district. See Sec. 31-25-1211, C.R.S (Rulla)

RESOLUTION NO. R2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE 2026 OPERATING PLAN AND BUDGET FOR THE PARKSIDE AT CITY CENTRE BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the City Council (the "Council") of the City of Aurora, Colorado (the "City"), is vested with jurisdiction to create one or more districts within City boundaries pursuant to the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. (the "Act"); and

WHEREAS, pursuant to the Act, the Council has adopted Ordinance No. 2017-38 organizing the Parkside at City Centre Business Improvement District (the "District") and appointing the District's initial Board of Directors (the "Board"); and

WHEREAS, Section 31-25-1211, C.R.S., provides that no district created under the Act shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the City has approved an operating plan and budget for the district; and

WHEREAS, the Board has approved a 2026 District operating plan and budget (the "2026 Operating Plan and Budget") for submittal to the City, which Operating Plan and Budget are in full compliance with the requirements of the Act; and

WHEREAS, the Council finds and determines that the approval of the 2026 Operating Plan and Budget in the form presented to the Council at this meeting is in the best interests of both the City and the District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The 2026 Operating Plan and Budget for the Parkside at City Centre Business Improvement District are hereby approved, including the declaration of public interest and necessity for improvements contained therein.

Section 2. All resolutions or parts of resolutions of the City of Aurora, Colorado, in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

2026 OPERATING PLAN AND BUDGET

PARKSIDE AT CITY CENTRE BUSINESS IMPROVEMENT DISTRICT

City of Aurora, Arapahoe County, Colorado

TABLE OF CONTENTS

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EXHIBIT A - District Contact Information
EXHIBIT B - BID Budget 2026
General Fund
Debt Service Fund
EXHIBIT C - District Boundary Map

2026
OPERATING PLAN FOR THE
PARKSIDE AT CITY CENTRE BUSINESS IMPROVEMENT DISTRICT

1. PURPOSE AND SCOPE OF THIS DISTRICT

A. Requirement for this Operating Plan. The Business Improvement District Act, specifically Section 31-25-1211, C.R.S., requires that the Parkside at City Centre Business Improvement District (the "District") file an operating plan and budget with the City Clerk no later than September 30 of each year.

Under the statute, the City is to approve the operating plan and budget within 30 days of the submittal of all required information.

The District will operate under the authorities and powers allowed under the Business Improvement District Act, Section 31-25-1201, *et seq.*, C.R.S., as amended, as further described and limited by this Operating Plan.

B. What Must Be Included in the Operating Plan? Pursuant to the provisions of the Business Improvement District Act, Section 31-25-1201, *et seq.*, C.R.S., as amended, this Operating Plan specifically identifies: (1) the composition of the Board of Directors; (2) the services and improvements to be provided by the District; (3) the taxes, fees, and assessments to be imposed by the District; (4) the estimated principal amount of the bonds to be issued by the District; and (5) such other information as the City may require.

The District's original 2017 Operating Plan and subsequent Operating Plans previously approved by the City are incorporated herein by reference and shall remain in full force and effect except as specifically or necessarily modified hereby.

C. Purposes. As may be further articulated in prior years' Operating Plans, the ongoing and/or contemplated purposes of this District for 2026 include financing, acquisition, construction, completion, installation, replacement and/or operation and maintenance of all of the services and public improvements allowed under Colorado law for business improvement districts.

D. Ownership of Property or Major Assets. The District will own public improvements as constructed if such improvements are not otherwise dedicated to other public entities for operation and maintenance.

E. Contracts and Agreements. It is anticipated that the District will enter into various agreements as required to facilitate the funding, construction, operation and maintenance of public improvements. The District is currently a party to the Public Finance and Reimbursement Agreement with the Aurora Urban Renewal Authority, Parkside Aurora, LLC, and Parkside at City Centre Metropolitan District, dated March 4, 2019. The District entered into an Intergovernmental District Facilities Construction and Service Agreement with the Parkside at City Centre Metropolitan District on August 4, 2020, whereby the District is responsible for constructing,

operating, and maintaining certain public improvements benefitting both Districts and the Metropolitan District contributes to the costs related to such construction, operation, and maintenance. The District may also enter into agreements with the City and other districts encompassing adjacent developments in order to cooperate on infrastructure projects.

2. ORGANIZATION AND COMPOSITION OF THE BOARD OF DIRECTORS

A. ***Organization***. The Parkside at City Centre Business Improvement District was organized by the City of Aurora, Colorado by Ordinance No. 2017-38 on October 28, 2017.

B. ***Governance***. The District is governed by an elected Board of Directors.

C. ***Current Board***. The current Board members are:

1) John M. Bruno Jr.
2) Darren Everett
3) Thomas B. Kiler
4) Vacancy
5) Vacancy

Director and other pertinent contact information is provided in **Exhibit A**.

D. ***Term Limits***. A ballot question was included to eliminate term limits for the November 7, 2017 special election. The question passed.

E. ***Advisory Board***. The Board of Directors may appoint one or more advisory boards to assist the Board of Directors on such matters as the Board of Directors desires assistance. The Board of Directors shall, upon the appointment of an advisory board, set forth its duties, duration, and membership. The Board of Directors may provide rules of procedure for the advisory board or may delegate to the advisory board the authority to provide such rules. No advisory boards have yet been appointed.

3. BOUNDARIES, INCLUSIONS AND EXCLUSIONS

A map of the District's boundaries is attached as **Exhibit C**. The District may have inclusion or exclusion requests in the coming year. The District will obtain the City's approval of any inclusion or exclusion of property in the event such action is necessary.

4. PUBLIC IMPROVEMENTS

The District will be primarily concerned with the provision of public improvements and services within the boundaries of the District; however, there may be instances to provide improvements or services outside of the boundaries of the District as part of the project. The District shall have the authority to provide these improvements and services, but the revenue-

raising powers of the District to recoup the costs of extraterritorial improvements and services shall be as limited by state law.

The public improvements that the District anticipates it will construct, install or cause to be constructed and installed include those public improvements the costs of which may, in accordance with the Business Improvement District Act, Section 31-25-1201, *et seq.*, C.R.S., lawfully be paid for by the District, including, without limitation, water services, safety protection devices, sanitation services, marketing, streetscape improvements, street improvements, curbs, gutters, culverts, drainage facilities, sidewalks, parking facilities, paving, lighting, grading, landscaping and storm and wastewater management facilities and associated land acquisition and remediation.

5. ADMINISTRATION, OPERATIONS, SERVICES AND MAINTENANCE

The District shall provide for ownership, operation, and maintenance of District facilities as activities of the District itself or by contract with other units of government or the private sector.

6. FINANCIAL PLAN AND BUDGET

A. ***2026 Budget***. The proposed 2026 Budget for the District is attached as **Exhibit B**.

B. ***Authorized Indebtedness***. The District held an election on November 7, 2017, for the purpose of authorizing debt, taxes, revenue limits, spending limits, special assessments, and such other matters as may be necessary or convenient for the implementation of Art. X., Sec. 20 of the Colorado Constitution, and the Operating Plan. The initial maximum debt authorization for the District shall be $50,000,000.

C. ***Property Tax and Debt Service Mill Levy Cap***. The District's debt service taxing ability shall be constrained to a mill levy limitation of up to 50 mills. The debt service mill levy cap set forth in this paragraph may be subject to upward or downward adjustments addressing any abatement or statutory, legislative, or constitutional changes that adjust or impact the assessed or actual valuation of property or the assessment ratio pursuant to which taxes are calculated occurring after, but not before, January 1, 2004. Such upward or downward adjustments are to be determined by the Board of Directors in good faith (such determination to be binding and final) so that to the extent possible, the actual revenue generated by the mill levy, as adjusted for changes occurring after January 1, 2004, are neither diminished nor enhanced as a result of such changes. The debt service mill levy cap shall not apply to the District's ability to increase its mill levy as necessary for provision of operation and maintenance services to its taxpayers and service users.

D. ***District Revenues***. The District anticipates receiving property tax revenue, public improvement fee revenue, sales tax revenue, developer advances, and property tax revenue from the Parkside at City Centre Metropolitan District in accordance with the Intergovernmental District Facilities Construction and Service Agreement the District and Parkside at City Centre Metropolitan District entered into on August 4, 2020. The District is the beneficiary of revenues

derived from a privately imposed public improvement fee, which are used to support public improvement construction and existing bonds. See proposed 2026 Budget attached as **Exhibit B**.

E. Existing Debt Obligations. On April 9, 2019, the District issued its $13,990,000 Special Revenue and Tax Supported Senior Bonds Series 2019A ("2019 Bonds") for the purpose of constructing capital improvements with a public purpose necessary for development. The City Council approved this issuance by Resolution No. R2019-06, as required by the 2019 Operating Plan. Following the issuance of the 2019 Bonds, the District has $36,010,000 in remaining debt authorization. The District anticipates making a $275,000 principal payment on the 2019 Bonds in 2025.

F. Future Debt Obligations. The District does not anticipate issuing additional bonds in 2026.

G. Other Financial Obligations. The District may enter into agreements including reimbursement or similar agreements and leases, as well as agreements for ongoing services such as legal, administration, compliance, budget, audit, etc.

H. Non-Default Provisions. Limited tax general obligation bonds issued by the District shall be structured and/or credit enhancements provided such that the bonds cannot default as long as the District is imposing the required maximum allowed mill levy.

I. No Debt or Obligation of the City. The debt of the District will not constitute a debt or obligation of the City in any manner. The faith and credit of the City will not be pledged for the repayment of the debt of the District. This will be clearly stated on all offering circulars, prospectus, or disclosure statements associated with any securities issued by the District.

7. 2026 ACTIVITIES, PROJECTS AND CHANGES

A. Services, Activities, Projects and Public Improvements

i. Provided for in 2025: The District provided operation and maintenance services in 2025, including, but not limited to, parking and street maintenance and operations, including snow removal; landscaping; stormwater; marketing; security; and common area maintenance.

ii. Planned for in 2026: The District anticipates it will continue to provide such operation and maintenance services in 2026.

B. Projects and Public Improvements. The District completed construction of the public improvements for the project in 2022.

C. Summary of 2026 Activities and Changes from Prior Year. The District's activities will continue to largely consist of District administration, payment of its existing bonds, and providing the operation and maintenance services listed above.

D. Boundary Changes. The District does not anticipate boundary changes in 2026.

E. Changes to Board or Governance Structure. There are two vacancies on the Board. The Board may appoint individuals to fill the vacancies in late 2025 or early 2026.

F. Mill Levy Changes.

ii. 2025 Mill Levies: The District imposed 13.512 mills for operations and maintenance, 51.971 mills for debt service, and 1.039 mills for ARI mill levy in 2025.

iii. 2026 Mill Levies: The District anticipates imposing 15.068 mills for operations and maintenance, 68.078 mills for debt service, and 1.039 mills for ARI mill levy in 2026.

G. Elections. The District does not anticipate any elections in 2026.

H. Major Changes in Development Activity or Valuation. Construction of the public improvements for the project was completed in 2022.

I. Ability to Meet Current Financial Obligations. See 2026 Budget attached as **Exhibit B**.

8. DISSOLUTION

The District is anticipated to have ongoing operations and maintenance obligations that will necessitate perpetual existence. If the District no longer has such obligations the District will seek to dissolve pursuant to C.R.S. § 31-25-1225.

9. CONCLUSION

It is submitted that this Operating Plan and Budget for the District meets the requirements of the Business Improvement District Act and further meets applicable requirements of the Colorado Constitution and other law. It is further submitted that the types of services and improvements to be provided by the District are those services and improvements which satisfy the purposes of Part 12 of Article 25 of Title 31, C.R.S.

EXHIBIT A
Director and Other Contact Information

BOARD OF DIRECTORS:

John M. Bruno Jr.
882 S. York Street
Denver, CO 80209
john@olivepointcapital.com
773-220-7054
Darren P. Everett
3200 Cherryridge Road
Englewood, CO 80113
darren@twoarrowsgroup.com
303-520-6270

Thomas B. Kiler
428 N. Gilpin Street
Denver, CO 80218
tk@sparkandhalo.com
202-360-3337

Vacancy

Vacancy

DISTRICT CONTACT:

Lisa Mayers
Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, Colorado 80203
303-839-3715
lmayers@spencerfane.com

ACCOUNTANT CONTACT:

Diane Wheeler
Simmons & Wheeler, P.C.
304 Inverness Way South, Suite 490
Englewood, Colorado 80112
303-689-0833
diane@simmonswheeler.com

INSURANCE AND DIRECTORS' BONDS:

T. Charles Wilson Insurance Service
384 Inverness Parkway
Centennial, Colorado 80112
303-368-5757

AUDITOR:

Wipfli LLP
14143 Denver W Parkway #450
Lakewood, CO 80401
303-988-1900

EXHIBIT B

2026 BID Budget

Parkside at City Centre Business Improvement District
Proposed Budget
General Fund
For the Year ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 6/30/2025	Estimated 2025	Proposed Budget 2026
Beginning fund balance	$ -	$ -	$ (12,669)	$ (12,669)	$ -
Revenues:					
Property taxes	6,323	5,716	6,121	6,121	6,016
Specific ownership taxes	3,114	4,259	1,428	3,000	4,512
TIF revenue	65,442	47,878	33,093	47,878	50,390
PIF revenue	17,910	25,000	7,905	15,000	25,000
Use and other income	2,280	-	3,464	6,500	6,500
Transfer from Parkside Metro District	35,295	43,738	44,628	46,671	46,034
Interest income	24,160	25	5,459	10,000	25
Developer advances	29,495	54,977	-	8,200	-
Total revenues	184,019	181,593	102,098	143,370	138,477
Total funds available	184,019	181,593	89,429	130,701	138,477
Expenditures:					
Accounting/audit	25,057	22,000	17,149	25,000	22,000
Insurance/ SDA Dues	39,023	40,000	37,691	37,691	40,000
Legal	19,839	21,000	18,804	30,000	21,000
Elections	-	-	2,077	2,100	
Utilities/water	2,400	7,400	-	-	-
Maintenance	5,590	8,400	-	-	-
Lot sweeping	-	1,500	-	-	-
Janitorial/Porter	3,576	3,000	-	-	-
Landscaping	10,160	12,000	-	-	-
Snow removal	50,689	35,000	23,620	35,000	35,000
Miscellaneous	140	1,200	70	100	1,200
Security	28,116	12,000	-	-	-
Management	12,000	12,000	-	-	-
Contingency	-	-	-	-	14,830
Treasurer's Fees	96	804	93	810	846
Emergency Reserve	-	5,289	-	-	3,601
Total expenditures	196,686	181,593	99,504	130,701	138,477
Ending fund balance	$ (12,667)	$ -	$ (10,075)	$ -	$ -
Assessed valuation		$ 3,966,431			$ 3,743,461
TIF		$ 3,543,381			$ 3,344,194
Net Assessed value		$ 423,050			$ 399,267
Mill Levy		13.512			15.068

Parkside at City Centre Business Improvement District
Proposed Budget
Debt Service Fund
For the Year ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 6/30/2025	Estimated 2025	Proposed Budget 2026
Beginning fund balance	$ 2,028,248	$ 2,098,086	$ 2,000,481	$ 2,000,480	$ 2,152,930
Revenues:					
PIF Revenue	161,190	340,520	71,148	340,520	340,520
URA and sales	408,885	183,511	485,927	485,927	183,511
Property taxes	23,603	21,986	23,544	23,544	20,750
Specific ownership taxes	11,976	16,786	5,494	12,000	15,842
TIF Revenue	418,885	187,835	185,228	360,000	177,276
Property taxes - ARI	472	440	471	471	415
Specific ownership taxes - ARI	239	35	110	220	33
Interest Income	78,179	26,862	29,315	65,000	26,862
Total revenues	1,103,429	777,975	801,237	1,287,682	765,209
Total funds available	3,131,677	2,876,061	2,801,718	3,288,162	2,918,139
Expenditures:					
Bond interest expense	860,625	844,688	422,344	844,688	827,500
Bond principal	255,000	275,000	-	275,000	310,000
Treasurer's fees	357	330	357	353	311
ARI Treasurer fees	7	7	7	37	6
Authority fee	11,000	11,000	11,000	11,000	11,000
Trustee / paying agent fees	3,500	10,000	3,500	3,500	3,500
ARI Mill levy	708	468	579	654	442
Total expenditures	1,131,197	1,141,493	437,787	1,135,232	1,152,759
Ending fund balance	$ 2,000,480	$ 1,734,568	$ 2,363,931	$ 2,152,930	$ 1,765,380
Assessed valuation		$ 3,966,431			$ 3,743,461
TIF		$ 3,543,381			$ 3,344,194
Net Assessed value		$ 423,050			$ 399,267
Mill Levy		51.971			51.971
ARI Mill Levy		1.039			1.039
Total Mill Levy		66.522			68.078

EXHIBIT C

District Boundary Map

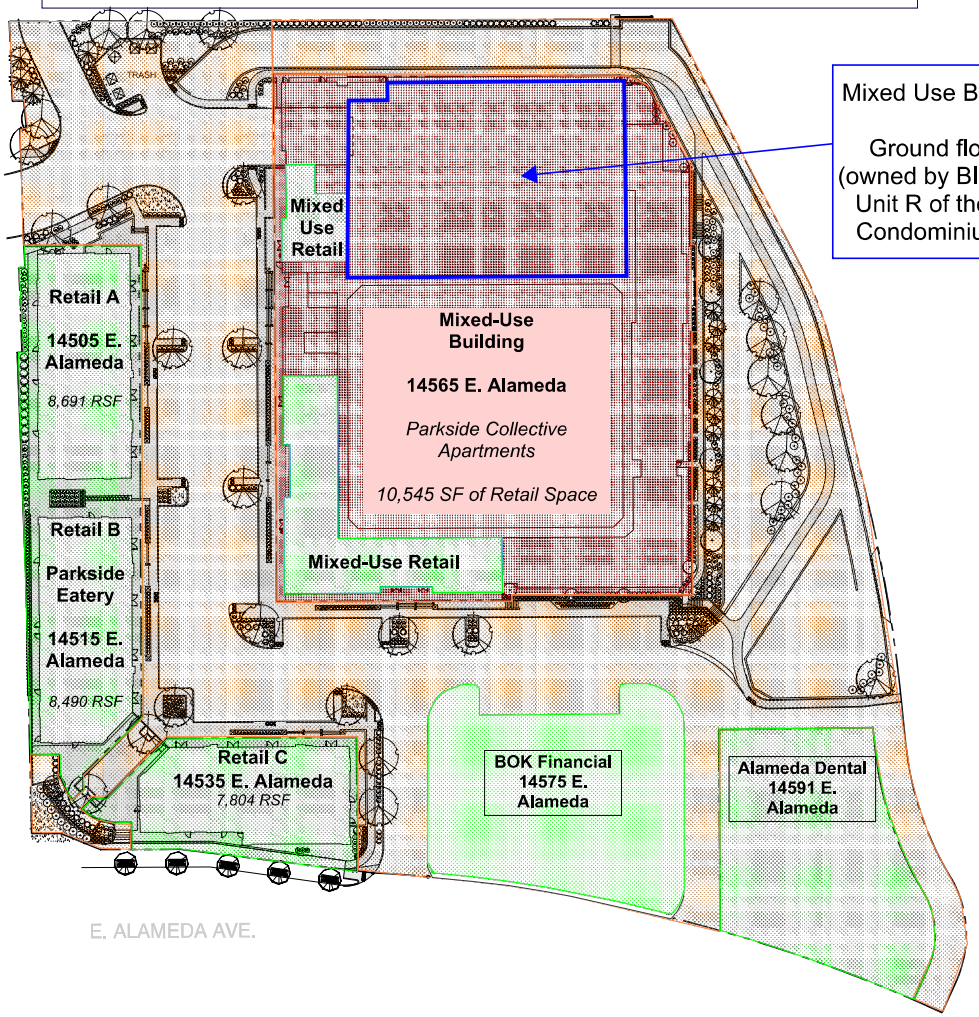
Parkside @ City Center: District Inclusions

Parkside at City Centre Business Improvement District:
24,985 SF of Stand-Alone Retail Buildings:
Parkside Retail A: 14505 E. Alameda
Parkside Retail B: 14515 E. Alameda
Parkside Retail C: 14535 E. Alameda

Unit C of Parkside City Center Condominium
(i.e., 10,545 SF of Retail on the ground floor of the Mixed-Use Building): 14565 E. Alameda

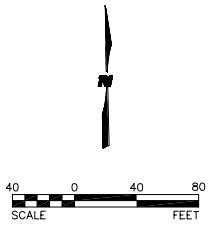
BOK Financial Building: 14575 E. Alameda
Alameda Dental Building 14591 E. Alameda

Parkside at City Centre Metro District:
Unit R of Parkside City Center Condominium
(i.e., the Residential Portion of the Mixed-Use Building, including floors 2-5 of the parking garage)



Mixed Use Building Parking Garage:

Ground floor is part of "Tract A" (owned by BID); floors 2-5 are part of Unit R of the Parkside City Center Condominium (private ownership)





Planning and Business Development
15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Parkside at City Centre Business Improvement District

September 22, 2025

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

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9/22/2025 I:\GIS\ArcGIS_Pro_Projects\Planning\ODA\BID_Maps\ParksideatCityCentre_BID.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Operating Plan and Budget – Painted Prairie Business Improvement District (BID) No. 1 (Resolution)
Item Initiator: Michael Kerrigan, Special District Administrator, Development Services
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item as Proposed at Policy Committee

☒ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Painted Prairie Business Improvement District No. 1 (BID) in 2017 via ordinance number 2017-36. The BID is currently approximately 0.3 acres and is located at the southwest corner of E. 64th Avenue and N. Kirk St. State statute requires that the BID file its proposed annual budget for the upcoming year with the City Clerk for City Council review and approval.

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

The attached resolution will approve the Painted Prairie Business Improvement District No. 1 2026 operating plan and budget. The operating plan anticipates mainly developer advances for its total revenues of $51,000 and its expected expenditures of $51,000 will be used to pay for administrative functions of the BID including but not limited to accounting, legal, insurance, and management. The Painted Prairie No. 1 BID does not anticipate constructing any major public improvements for 2026.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does the Council support approval of the resolution and wish to forward this item to the City Council Regular Meeting as proposed?

LEGAL COMMENTS

No business improvement district shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the municipality within which it is located has approved an operating plan and budget for the district. See Sec. 31-25-1211, C.R.S (Rulla)

RESOLUTION NO. R2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE 2026 OPERATING PLAN AND BUDGET FOR THE PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER ONE

WHEREAS, the City Council (the "Council") of the City of Aurora, Colorado (the "City"), is vested with jurisdiction to create one or more districts within City boundaries pursuant to the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. (the "Act"); and

WHEREAS, pursuant to the Act, the Council has adopted Ordinance No. 2017-37 organizing the Painted Prairie Business Improvement District Number One (the "District") and appointing the District's initial Board of Directors (the "Board"); and

WHEREAS, Section 31-25-1211, C.R.S., provides that no district created under the Act shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the City has approved an operating plan and budget for the district; and

WHEREAS, the Board has approved a 2026 District operating plan and budget (the "2026 Operating Plan and Budget") for submittal to the City, which Operating Plan and Budget are in full compliance with the requirements of the Act; and

WHEREAS, the Council finds and determines that the approval of the 2026 Operating Plan and Budget in the form presented to the Council at this meeting is in the best interests of both the City and the District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The 2026 Operating Plan and Budget for the Painted Prairie Business Improvement District Number One are hereby approved, including the declaration of public interest and necessity for improvements contained therein.

Section 2. All resolutions or parts of resolutions of the City of Aurora, Colorado, in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

Megan J. Murphy
Shareholder

303-858-1800
mmurphy@wbapc.com

September 29, 2025

VIA EMAIL
City of Aurora
Development Services Department
Attention: Michael Kerrigan
MKerriga@auroragov.org

Re: Painted Prairie Business Improvement District Number One 2026 Operating Plan

Dear Mr. Kerrigan:

WBA, PC serves as general counsel to Painted Prairie Business Improvement District Number One (the "District").

Enclosed for review is the District's 2026 Operating Plan. Please contact us if you have any follow-up inquiries regarding the Operating Plan.

Sincerely,

WBA, PC

Megan J. Murphy, Esq.
Shareholder

Cc: Board of Directors of the District

PAINTED PRAIRIE
BUSINESS IMPROVEMENT DISTRICT NUMBER ONE

2026 OPERATING PLAN AND BUDGET

(City of Aurora, Adams County, Colorado)

Submitted: September 29, 2025

Prepared by:

2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

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EXHIBIT LIST

EXHIBIT A District Legal Description and Map

EXHIBIT B Budget and Financial Statements

EXHIBIT C District Contact Information

I. PURPOSE AND SCOPE OF DISTRICT

A. Requirement for this Operating Plan. The Business Improvement District Act, specifically § 31-25-1211, C.R.S., requires that the Painted Prairie Business Improvement District Number One (the "**District**") file an operating plan and budget with the City of Aurora City Clerk no later than September 30 of each year.

1. Under the statute, the City of Aurora (the "**City**") is to approve the operating plan and budget within thirty (30) days of submittal of all required information.

2. The District will operate under the authorities and powers allowed under §§ 31-25-1201, *et seq*., C.R.S., as amended (the "**Business Improvement District Act**"), as further described and limited by this Operating Plan.

B. What Must Be Included in the Operating Plan? Pursuant to the Business Improvement District Act, this Operating Plan specifically identifies: (1) the composition of the Board of Directors; (2) the services and improvements to be provided by the District; (3) the taxes, fees, and assessments to be imposed by the District; (4) the estimated principal amount of bonds to be issued by the District; and (5) such other information as the City may require.

C. Purposes. As may be further articulated in succeeding year's operating plans, the ongoing and contemplated purposes of the District include the financing, acquisition, construction, completion, installation, replacement and/or operation and maintenance of all the services and public improvements allowed under Colorado law for business improvement districts.

II. COMPOSITION OF THE DISTRICT'S CURRENT BOARD OF DIRECTORS

A. Current Board of Directors. The composition of the District's current board of directors ("**Board of Directors**") is:

1. Christopher H. Fellows
2. Timothy P. O'Connor
3. Dustin M. Anderson
4. Douglas Hatfield
5. Kevin Collins

Vacancies on the Board are to be filled by appointment by resolution of the City Council to serve until the next regular election.

B. Term Limits. Ballot Question W of the November 7, 2017 election eliminated term limits.

C. Director Compensation. The Board of Directors shall receive compensation up to $100 per meeting attended for their services as directors.

III. BOUNDARIES, INCLUSIONS AND EXCLUSIONS

The current District boundaries are 0.313 acres as depicted in **Exhibit A**. In subsequent years, the District anticipates inclusion requests for additional property as additional property owners participate in the District.

IV. SERVICES, ACTIVITIES, PROJECTS AND PUBLIC IMPROVEMENTS

The District will primarily be concerned with the provision of public improvements and services within the boundaries of the District; however, there may be instances where the District will provide public improvements and services outside of the boundaries of the District as part of the project. The District shall have the authority to provide these public improvements and services, but the revenue-raising powers of the District to recoup the costs of extraterritorial public improvements and services shall be as limited by state law. The public improvements that the District anticipates it will construct, install or cause to be constructed or installed, include those public improvements the cost of which may, in accordance with the Business Improvement District Act, lawfully be paid for by the District, including, without limitation, water services, safety protection devices, sanitation services, marketing, streetscape improvements, street improvements, curbs, gutters, culverts, drainage facilities, sidewalks, parking facilities, paving, lighting, grading, landscape and storm and wastewater management facilities and associated land acquisition and remediation (collectively, the "**Public Improvements**"). The costs of such Public Improvements includes the costs of design, acquisition, construction and financing.

The District shall have the power and authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the District as such power and authority is described in the Business Improvement District Act, and other applicable statutes, common law and the Constitution. The District may provide for ownership, operation, and maintenance of Public Improvements and District facilities as activities of the District itself or by contract with other units of government or the private sector.

The property owners of the District request that the City designate the territory within the District as a location for new business or commercial development pursuant to § 31-25-1203(10), C.R.S.

A. Current Year (2025) Services, Activities, Projects and Public Improvements. As the development within the District is still in the planning stages, the District only undertook administrative functions during 2025.

B. Future Year (2026) Services, Activities, Projects and Public Improvements. During 2026, the District intends to continue to evaluate and plan the services, activities and Public Improvements to be provided by the District.

V. SOURCES OF REVENUE

A. Current Year (2025) Sources of Revenue. The primary sources of revenue for the District in 2025 were developer advances and property taxes from a 10.000 mill levy. The District imposed a 10.000 mill levy on all property within the District for collection in 2025, all of which was dedicated to the General Fund.

B. Future Year (2026) Sources of Revenue. The primary sources of revenue for the District in 2026 will be developer advances and property taxes from a 10.000 mill levy. The District intends to impose a 10.000 mill levy on all property within the District for collection in 2026, all of which will be dedicated to the General Fund. The District may also be the beneficiary of revenues derived from a privately imposed public improvement fee.

VI. PROPERTY TAX AND MILL LEVY

A. Mill Levy Caps. The maximum debt mill levy shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be 50 mills as may be adjusted for changes in the method of calculating assessed valuation so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January l, 2004, are neither diminished nor enhanced as a result of such changes, for purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

B. Current Year (2025) Mill Levy. The District imposed a 10.000 mill levy on all property within the District for collection in 2025, all of which was dedicated to the General Fund.

C. Future Year (2026) Mill Levy. The District intends to impose a 10.000 mill levy on all property within the District for collection in 2026, all of which will be dedicated to the General Fund.

VII. AUTHORIZED INDEBTEDNESS AND EXISTING DEBT OBLIGATIONS

A. Maximum Debt Authorization. The District held an organizational election on November 7, 2017 for the purpose of authorizing debt, taxes, revenue limits, spending limits, special assessments, and such other matters as necessary or convenient for the implementation of Article X, Section 20 of the Colorado Constitution ("**TABOR**"). The initial maximum debt authorization for the District shall be $100,000,000.

B. Current Year (2025) Debt Outstanding. The District has no outstanding debt obligations.

C. Future Year (2026) Debt Outstanding. The District does not anticipate issuing debt in 2026.

VIII. BUDGET AND FINANCIAL STATEMENTS

A. 2026 Budget. The proposed 2026 Budget for the District is attached as **Exhibit B**.

B. 2025 Budget. The District's 2025 Budget is attached as **Exhibit B**.

C. 2024 and 2025 Financial Statements. The District's December 31, 2024 financial statements, June 30, 2025 financial statements and 2025 year-end estimated actuals are attached as **Exhibit B**. The District was exempt from audit during 2024.

IX. DISTRICT CONTACT INFORMATION

A. Contact Information. Contact information for the District's accountant and District's representative where follow-up inquires and questions should be directed is set forth on **Exhibit C**.

X. DISSOLUTION

The District is anticipated to have ongoing operations and maintenance obligations that will necessitate a perpetual existence. If the District no longer has such obligations, the District may seek to dissolve pursuant to § 31-25-1225, C.R.S.

XI. CONCLUSION

It is submitted that this Operating Plan and Budget for the District meets the requirements of the Business Improvement District Act, the Colorado Constitution, and the additional information required by the City. It is further submitted that the types of services and improvements to be provided by the District are those services and improvements which satisfy the purposes of Part 12 of Article 25 of Title 31, C.R.S.

EXHIBIT A

DISTRICT LEGAL DESCRIPTION AND MAP

EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

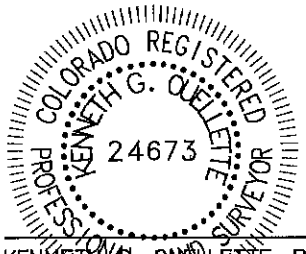
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°55'04"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SAID SECTION 11. BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, COLORADO STATE PLANE CENTRAL ZONE 1983/1992 HARN. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 11;
THENCE S87°52'03"E A DISTANCE OF 1397.19 FEET TO THE **POINT OF BEGINNING;**
THENCE N89°55'04"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 363.01 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°35'44", A RADIUS OF 25.00 FEET, A CHORD BEARING S45°17'04"E A DISTANCE OF 35.23 FEET, AND AN ARC DISTANCE OF 39.09 FEET;
THENCE S00°29'13"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 15.17 FEET;
THENCE S89°55'04"W A DISTANCE OF 149.85 FEET;
THENCE N00°04'56"W A DISTANCE OF 10.00 FEET;
THENCE S89°55'04"W A DISTANCE OF 263.23 FEET;
THENCE N00°29'13"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 4.83 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°24'16", A RADIUS OF 25.00 FEET, A CHORD BEARING N44°42'56"E A DISTANCE OF 35.48 FEET, AND AN ARC DISTANCE OF 39.45 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 0.313 ACRES, MORE OR LESS.



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: JULY 31, 2024
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

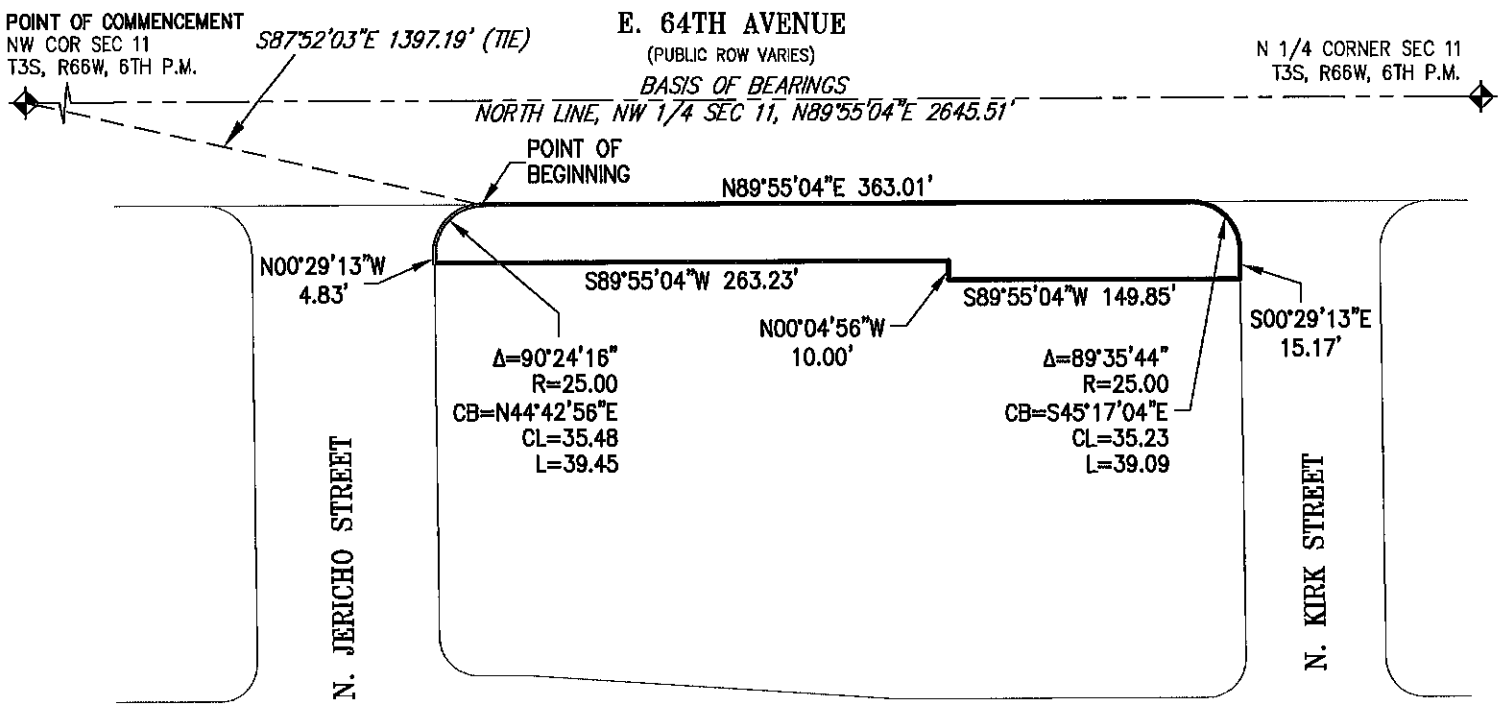
BID 1

DATE: 7/31/24

SHEET: 1 OF 2

Q:\DEN\Projects\9757-00-Pointed Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

ILLUSTRATION FOR
EXHIBIT A



COLORADO REGISTERED
KENNETH G. OUELLETTE
24673
PROFESSIONAL LAND SURVEYOR

NW 1/4
SEC 11
T3S, R66W
6TH P.M.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.313 ACRES MORE OR LESS.

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 1

DATE: 7/31/24

SHEET: 2 OF 2

Q:\DEN\Projects\9757-00-Pointed Prairie Metro District\Design\Survey\dwg\9757 District Parcels 2023 per westwood plats.dwg

EXHIBIT B

BUDGETS AND FINANCIAL STATEMENTS

Painted Prairie Business Improvement District Number One
Proposed Budget
General Fund
For the Year ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 06/30/25	Estimate 2025	Proposed Budget 2026
Beginning fund balance	$ 6,328	$ -	$ -	$ -	$ -
Revenues:					
Property taxes	-	2,259	3	2,000	3
Specific ownership taxes	-	181	47	95	-
Developer advances	13,350	48,595	16,333	24,435	50,997
Interest income	15	-	54	100	-
Total revenues	13,365	51,035	16,437	26,630	51,000
Total funds available	19,693	51,035	16,437	26,630	51,000
Expenditures:					
Accounting / audit	4,687	5,000	1,977	5,000	5,000
Engineering	-	5,000	-	-	5,000
Election	-	-	2,891	3,500	-
Insurance/SDA dues	2,722	3,500	2,826	2,900	3,500
Legal	12,124	20,000	7,332	15,000	20,000
Management	-	3,000	-	-	3,000
Miscellaneous	160	1,000	94	200	1,000
Treasurer fees	-	34	-	30	-
Contingency	-	12,375	-	-	12,375
Emergency reserve (3%)	-	1,126	-	-	1,125
Total expenditures	19,693	51,035	15,120	26,630	51,000
Ending fund balance	$ -	$ -	$ 1,317	$ -	$ -
Assessed valuation		$ 225,920			$ 270
Mill Levy		10.000			10.000

PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER ONE
2025
BUDGET MESSAGE

Attached please find a copy of the adopted 2025 budget for Painted Prairie Business Improvement District Number One.

Painted Prairie Business Improvement District Number One has adopted a budget for one fund, a General Fund to provide for the payment of operating and maintenance expenditures.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2025 will be developer advances and property taxes from the imposition of a 10.000 mill levy on property within the district for 2025, all of which will be dedicated to the General Fund.

Painted Prairie Business Improvement District Number One
Adopted Budget
General Fund
For the Year ended December 31, 2025

	Actual 2023	Adopted Budget 2024	Actual 06/30/24	Estimate 2024	Adopted Budget 2025
Beginning fund balance	$ -	$ -	$ 6,328	$ 6,328	$ -
Revenues:					
Property taxes	-	-	-	-	2,259
Specific ownership taxes	1	-	-	-	181
Developer advances	22,795	51,000	3,433	11,362	48,595
Interest income	-	-	8	10	-
Total revenues	22,796	51,000	3,441	11,372	51,035
Total funds available	22,796	51,000	9,769	17,700	51,035
Expenditures:					
Accounting / audit	3,949	5,000	2,304	4,500	5,000
Engineering	-	5,000	-	-	5,000
Election	209	-	-	-	-
Insurance/SDA dues	2,863	3,500	2,722	3,000	3,500
Legal	9,345	20,000	4,645	10,000	20,000
Management	-	-	-	-	3,000
Miscellaneous	102	1,000	98	200	1,000
Treasurer fees	-	-	-	-	34
Repay developer advances	-	-	-	-	-
Contingency	-	15,465	-	-	12,375
Emergency reserve (3%)	-	1,035	-	-	1,126
Total expenditures	16,468	51,000	9,769	17,700	51,035
Ending fund balance	$ 6,328	$ -	$ -	$ -	$ -
Assessed valuation		$ 20			$ 225,920
Mill Levy		10.000			10.000

Painted Prairie Business Improvement Districts One & Two
Financial Statements

December 31, 2024

SIMMONS & WHEELER, P.C. Certified Public Accountants
304 Inverness Way South, Suite 490, Englewood, CO 80112 (303) 689-0833

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Painted Prairie Business Improvement Districts One and Two

Management is responsible for the accompanying financial statements of each major fund of Painted Prairie Business Improvement Districts One and Two as of and for the period ended December 31, 2024, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the twelve months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Painted Prairie Business Improvement Districts One and Two because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

March 25, 2025
Englewood, Colorado

Painted Prairie Business Improvement District No. 1
Balance Sheet - Governmental Funds and Account Groups
December 31, 2024

See Accountant's Compilation Report

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Cash in checking	$ 617	$ -	$ 617
Colotrust	265	-	265
Taxes Receivable	-	-	-
Accounts receivable - Developer	772	-	772
Prepaid Expenses	900	-	900
	2,554	-	2,554
Other assets			
Improvements	-	-	-
Amount available in debt service fund	-	-	-
Amount to be provided for retirement of debt	-	167,166	167,166
	-	167,166	167,166
	$ 2,555	$ 167,166	$ 169,721
Liabilities and Equity			
Current liabilities			
Accounts payable	$ 2,555	$ -	$ 2,555
Due to/from accounts	-	-	-
	2,555	-	2,555
Note Payable - Developer	-	133,587	133,587
Note Payable - Developer interest	-	33,579	33,579
Total liabilities	2,555	167,166	169,721
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	-	-	-
	-	-	-
	$ 2,555	$ 167,166	$ 169,721

Painted Prairie Business Improvement District No. 1
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 12 Months Ended December 31, 2024
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ -	$ -	$ -
Specific ownership taxes	-	-	-
Developer advance	51,000	13,350	(37,650)
Interest income	-	15	15
	51,000	13,365	(37,635)
Expenditures			
Accounting/Audit	5,000	4,687	313
Engineering	5,000	-	5,000
Insurance	3,500	2,722	778
Legal	20,000	12,124	7,876
Election	-	-	-
Management	-	-	-
Miscellaneous	1,000	160	840
Treasurer's Fees	-	-	-
Contingency	15,465	-	15,465
Emergency Reserve	1,035	-	1,035
	51,000	19,693	31,307
Excess (deficiency) of revenues over expenditures	-	(6,328)	(6,328)
Fund balance - beginning	-	6,328	6,328
Fund balance - ending	$ -	$ -	$ -

Painted Prairie Business Improvement District No. 2
Balance Sheet - Governmental Funds and Account Groups
December 31, 2024

See Accountant's Compilation Report

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Transfer from D1	$ -	$ -	$ -
Taxes Receivable	-	-	-
Accounts receivable - developer	-	-	-
	-	-	-
Other assets			
Improvements	-	-	-
Amount available in debt service fund	-	-	-
Amount to be provided for retirement of debt	-	-	-
	-	-	-
	$ -	$ -	$ -
Liabilities and Equity			
Current liabilities			
Accounts payable	$ -	$ -	$ -
Due to/from accounts	-	-	-
	-	-	-
Note Payable - Developer	-	-	-
Note Payable - Developer interest	-	-	-
Total liabilities	-	-	-
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	-	-	-
	-	-	-
	$ -	$ -	$ -

Painted Prairie Business Improvement District No. 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 12 Months Ended December 31, 2024

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 9	$ 9	$ -
Specific ownership taxes	1	-	(1)
Developer advance	50,990	2,696	(48,294)
Interest income	-	-	-
	51,000	2,705	(48,295)
Expenditures			
Accounting/Audit	2,500	-	2,500
Engineering	2,500	-	2,500
Insurance	5,000	2,705	2,295
Legal	10,000	-	10,000
Management	1,500	-	1,500
Miscellaneous	2,000	-	2,000
Treasurer's Fees	-	-	-
Contingency	26,795	-	26,795
Emergency Reserve	705	-	705
	51,000	2,705	48,295
Excess (deficiency) of revenues over expenditures	-	-	-
Fund balance - beginning	-	-	-
Fund balance - ending	$ -	$ -	$ -

Painted Prairie Business Improvement Districts No. 1 & No. 2
Financial Statements

June 30, 2025

SIMMONS & WHEELER, P.C. Certified Public Accountants
304 Inverness Way South, Suite 490, Englewood, CO 80112 (303) 689-0833

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Painted Prairie Business Improvement Districts No. 1 & No. 2

Management is responsible for the accompanying financial statements of each major fund of Painted Prairie Business Improvement Districts No. 1 & No. 2, as of and for the period ended June 30, 2025, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Painted Prairie Business Improvement Districts No. 1 & No. 2 because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

August 29, 2025
Englewood, Colorado

Painted Prairie Business Improvement District No. 1
Balance Sheet - Governmental Funds and Account Groups
June 30, 2025

See Accountant's Compilation Report

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Cash in checking	$ 5,923	$ -	$ 5,923
Colotrust	5,164	-	5,164
Taxes Receivable	9	-	9
Receivable from BID 2	(6,499)	-	(6,499)
	4,597	-	4,597
Other assets			
Improvements	-	-	-
Amount available in debt service fund	-	-	-
Amount to be provided for retirement of debt	-	187,031	187,031
	-	187,031	187,031
	$ 4,598	$ 187,031	$ 191,629
Liabilities and Equity			
Current liabilities			
Accounts payable	$ 3,281	$ -	$ 3,281
Due to/from accounts	-	-	-
	3,281	-	3,281
Note Payable - Developer	-	147,886	147,886
Note Payable - Developer interest	-	39,145	39,145
Total liabilities	3,281	187,031	190,312
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	1,317	-	1,317
	1,317	-	1,317
	$ 4,598	$ 187,031	$ 191,629

Painted Prairie Business Improvement District No. 1
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 6 Months Ended June 30, 2025
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 2,259	$ 3	$ (2,256)
Specific ownership taxes	181	47	(134)
Developer advance	48,595	16,333	(32,262)
Interest income	-	54	54
	51,035	16,437	(34,598)
Expenditures			
Accounting/Audit	5,000	1,977	3,023
Engineering	5,000	-	5,000
Insurance	3,500	2,826	674
Legal	20,000	7,332	12,668
Election	-	2,891	(2,891)
Management	3,000	-	3,000
Miscellaneous	1,000	94	906
Treasurer's Fees	34	-	34
Contingency	12,375	-	12,375
Emergency Reserve	1,126	-	1,126
	51,035	15,120	35,915
Excess (deficiency) of revenues over expenditures	-	1,317	1,317
Fund balance - beginning	-	-	-
Fund balance - ending	$ -	$ 1,317	$ 1,317

Painted Prairie Business Improvement District No. 2
Balance Sheet - Governmental Funds and Account Groups
June 30, 2025

See Accountant's Compilation Report

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Receivable from D1	$ 6,499	$ -	$ 6,499
Taxes Receivable	38	-	38
Accounts receivable - developer	-	-	-
	6,537	-	6,537
Other assets			
Improvements	-	-	-
Amount available in debt service fund	-	-	-
Amount to be provided for retirement of debt	-	2,907	2,907
	-	2,907	2,907
	$ 6,537	$ 2,907	$ 9,444
Liabilities and Equity			
Current liabilities			
Accounts payable	$ -	$ -	$ -
Due to/from accounts	-	-	-
	-	-	-
Note Payable - Developer	-	2,805	2,805
Note Payable - Developer interest	-	102	102
Total liabilities	-	2,907	2,907
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	6,537	-	6,537
	6,537	-	6,537
	$ 6,537	$ 2,907	$ 9,444

Painted Prairie Business Improvement District No. 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 6 Months Ended June 30, 2025

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 9,287	$ 9,287	$ -
Specific ownership taxes	743	194	(549)
Developer advance	41,113	-	(41,113)
Interest income	-	-	-
	51,143	9,481	(41,662)
Expenditures			
Accounting/Audit	2,500	-	2,500
Engineering	2,500	-	2,500
Insurance	5,000	2,805	2,195
Legal	10,000	-	10,000
Management	1,500	-	1,500
Miscellaneous	2,000	-	2,000
Treasurer's Fees	139	139	-
Contingency	26,795	-	26,795
Emergency Reserve	709	-	709
	51,143	2,944	48,199
Excess (deficiency) of revenues over expenditures	-	6,537	6,537
Fund balance - beginning	-	-	-
Fund balance - ending	$ -	$ 6,537	$ 6,537

EXHIBIT C

DISTRICT CONTACT INFORMATION

District Representative Contact:

Clint C. Waldron, Esq.
2154 E Commons Avenue, Suite 2000
Centennial, CO 80122
Work: 303-858-1800
Email: cwaldron@wbapc.com

Megan J. Murphy, Esq.
2154 E Commons Avenue, Suite 2000
Centennial, CO 80122
Work: 303-858-1800
Email: mmurphy@wbapc.com

District Accountant:

Diane Wheeler
304 Inverness Way South
Suite 490
Englewood, CO 80112
Work: 303-689-0833
Email: diane@simmonswheeler.com



Planning and Business Development
15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Painted Prairie
Business Improvement District #1

September 22, 2025

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

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9/22/2025 I:\GIS\ArcGIS_Pro_Projects\Planning\ODA\BID_Maps\PaintedPrairieNo1_BID.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Operating Plan and Budget – Painted Prairie Business Improvement District (BID) No. 2 (Resolution)
Item Initiator: Michael Kerrigan, Special District Administrator, Development Services
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☒ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Painted Prairie Business Improvement District No. 2 (BID) in 2017 via ordinance number 2017-37. The BID is located generally south of E. 64th Avenue between Lisbon St. and Ireland St. and north of E. 62nd Ave. and consists of approximately 24.6 acres. State statute requires that the BID file its proposed annual budget for the upcoming year with the City Clerk for City Council review and approval.

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

The attached resolution will approve the Painted Prairie Business Improvement District No. 2 2026 operating plan and budget. The operating plan anticipates developer advances and property taxes for its total revenues of $51,028. Its budgeted expenditures of $51,028 will be used to pay for administrative functions of the BID including but not limited to accounting, legal, insurance, and management. The Painted Prairie No. 2 BID does not anticipate constructing any major public improvements in 2026.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does the Council support approval of the resolution and wish to forward this item to the City Council Regular Meeting as proposed?

LEGAL COMMENTS

No business improvement district shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the municipality within which it is located has approved an operating plan and budget for the district. See Sec. 31-25-1211, C.R.S (Rulla)

RESOLUTION NO. R2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE 2026 OPERATING PLAN AND BUDGET FOR THE PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER TWO

WHEREAS, the City Council (the "Council") of the City of Aurora, Colorado (the "City"), is vested with jurisdiction to create one or more districts within City boundaries pursuant to the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. (the "Act"); and

WHEREAS, pursuant to the Act, the Council has adopted Ordinance No. 2017-37 organizing the Painted Prairie Business Improvement District Number Two (the "District") and appointing the District's initial Board of Directors (the "Board"); and

WHEREAS, Section 31-25-1211, C.R.S., provides that no district created under the Act shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the City has approved an operating plan and budget for the district; and

WHEREAS, the Board has approved a 2026 District operating plan and budget (the "2026 Operating Plan and Budget") for submittal to the City, which Operating Plan and Budget are in full compliance with the requirements of the Act; and

WHEREAS, the Council finds and determines that the approval of the 2026 Operating Plan and Budget in the form presented to the Council at this meeting is in the best interests of both the City and the District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The 2026 Operating Plan and Budget for the Painted Prairie Business Improvement District Number Two are hereby approved, including the declaration of public interest and necessity for improvements contained therein.

Section 2. All resolutions or parts of resolutions of the City of Aurora, Colorado, in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

Megan J. Murphy
Shareholder

303-858-1800
mmurphy@wbapc.com

September 29, 2025

VIA EMAIL
City of Aurora
Development Services Department
Attention: Michael Kerrigan
MKerriga@auroragov.org

Re: Painted Prairie Business Improvemet District Number Two 2026 Operating Plan

Dear Mr. Kerrigan:

WBA, PC serves as general counsel to Painted Prairie Business Improvement District Number Two (the "District").

Enclosed for review is the District's 2026 Operating Plan. Please contact us if you have any follow up inquiries regarding the Operating Plan.

Sincerely,

WBA, PC

Megan J. Murphy, Esq.
Shareholder

Cc: Board of Directors of the District

PAINTED PRAIRIE
BUSINESS IMPROVEMENT DISTRICT NUMBER TWO

2026 OPERATING PLAN AND BUDGET

(City of Aurora, Adams County, Colorado)

Submitted: September 29, 2025

Prepared by:

WBA Local Government Law

2154 E. Commons Ave., Suite 2000

Centennial, CO 80122

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EXHIBIT LIST

EXHIBIT A District Legal Description and Map

EXHIBIT B Budget and Financial Statements

EXHIBIT C District Contact Information

I. PURPOSE AND SCOPE OF DISTRICT

A. Requirement for this Operating Plan. The Business Improvement District Act, specifically § 31-25-1211, C.R.S., requires that the Painted Prairie Business Improvement District Number Two (the "**District**") file an operating plan and budget with the City of Aurora City Clerk no later than September 30 of each year.

1. Under the statute, the City of Aurora (the "**City**") is to approve the operating plan and budget within thirty (30) days of submittal of all required information.

2. The District will operate under the authorities and powers allowed under §§ 31-25-1201, *et seq*., C.R.S., as amended (the "**Business Improvement District Act**"), as further described and limited by this Operating Plan.

B. What Must Be Included in the Operating Plan? Pursuant to the Business Improvement District Act, this Operating Plan specifically identifies: (1) the composition of the Board of Directors; (2) the services and improvements to be provided by the District; (3) the taxes, fees, and assessments to be imposed by the District; (4) the estimated principal amount of bonds to be issued by the District; and (5) such other information as the City may require.

C. Purposes. As may be further articulated in succeeding year's operating plans, the ongoing and contemplated purposes of the District include the financing, acquisition, construction, completion, installation, replacement and/or operation and maintenance of all the services and public improvements allowed under Colorado law for business improvement districts.

II. COMPOSITION OF THE DISTRICT'S CURRENT BOARD OF DIRECTORS

A. Current Board of Directors. The composition of the District's current board of directors ("**Board of Directors**") is:

1. Christopher H. Fellows
2. Timothy P. O'Connor
3. Dustin M. Anderson
4. Douglas Hatfield
5. Kevin Collins

Vacancies on the Board are to be filled by appointment by resolution of the City Council to serve until the next regular election.

B. Term Limits. Ballot Question W of the November 7, 2017 election eliminated term limits.

C. Director Compensation. The Board of Directors shall receive compensation up to $100 per meeting attended for their services as directors.

III. BOUNDARIES, INCLUSIONS AND EXCLUSIONS

The current District boundaries are 25.014 acres as depicted in **Exhibit A**. In subsequent years, the District anticipates inclusion requests for additional property as additional property owners participate in the District.

IV. SERVICES, ACTIVITIES, PROJECTS AND PUBLIC IMPROVEMENTS

The District will primarily be concerned with the provision of public improvements and services within the boundaries of the District; however, there may be instances where the District will provide public improvements and services outside of the boundaries of the District as part of the project. The District shall have the authority to provide these public improvements and services, but the revenue-raising powers of the District to recoup the costs of extraterritorial public improvements and services shall be as limited by state law. The public improvements that the District anticipates it will construct, install or cause to be constructed or installed, include those public improvements the cost of which may, in accordance with the Business Improvement District Act, lawfully be paid for by the District, including, without limitation, water services, safety protection devices, sanitation services, marketing, streetscape improvements, street improvements, curbs, gutters, culverts, drainage facilities, sidewalks, parking facilities, paving, lighting, grading, landscape and storm and wastewater management facilities and associated land acquisition and remediation (collectively, the "**Public Improvements**"). The costs of such Public Improvements includes the costs of design, acquisition, construction and financing.

The District shall have the power and authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the District as such power and authority is described in the Business Improvement District Act, and other applicable statutes, common law and the Constitution. The District may provide for ownership, operation, and maintenance of Public Improvements and District facilities as activities of the District itself or by contract with other units of government or the private sector.

The property owners of the District request that the City designate the territory within the District as a location for new business or commercial development pursuant to § 31-25-1203(10), C.R.S.

A. Current Year (2025) Services, Activities, Projects and Public Improvements. As the development within the District is still in the planning stages, the District only undertook administrative functions during 2025.

B. Future Year (2026) Services, Activities, Projects and Public Improvements. During 2026, the District intends to continue to evaluate and plan the services, activities and Public Improvements to be provided by the District.

V. SOURCES OF REVENUE

A. Current Year (2025) Sources of Revenue. The primary sources of revenue for the District in 2025 were developer advances and property taxes from a 10.000 mill levy. The District imposed a 10.000 mill levy on all property within the District for collection in 2025, all of which was dedicated to the General Fund.

B. Future Year (2026) Sources of Revenue. The primary source of revenue for the District in 2026 will be developer advances. The District intends to impose a 10.000 mill levy on all property within the District for collection in 2026, all of which will be dedicated to the General Fund. The District may also be the beneficiary of revenues derived from a privately imposed public improvement fee.

VI. PROPERTY TAX AND MILL LEVY

A. Mill Levy Caps. The maximum debt mill levy shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be 50 mills as may be adjusted for changes in the method of calculating assessed valuation so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January l, 2004, are neither diminished nor enhanced as a result of such changes, for purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

B. Current Year (2025) Mill Levy. The District imposed a 10.000 mill levy on all property within the District for collection in 2025, all of which was dedicated to the General Fund.

C. Future Year (2026) Mill Levy. The District intends to impose a 10.000 mill levy on all property within the District for collection in 2026, all of which will be dedicated to the General Fund.

VII. AUTHORIZED INDEBTEDNESS AND EXISTING DEBT OBLIGATIONS

A. Maximum Debt Authorization. The District held an organizational election on November 7, 2017 for the purpose of authorizing debt, taxes, revenue limits, spending limits, special assessments, and such other matters as necessary or convenient for the implementation of Article X, Section 20 of the Colorado Constitution ("**TABOR**"). The initial maximum debt authorization for the District shall be $100,000,000.

B. Current Year (2025) Debt Outstanding. The District has no outstanding debt obligations.

C. Future Year (2026) Debt Outstanding. The District does not anticipate issuing debt in 2026.

VIII. BUDGET AND FINANCIAL STATEMENTS

A. 2026 Budget. The proposed 2026 Budget for the District is attached as **Exhibit B**.

B. 2025 Budget. The District's 2025 Budget is attached as **Exhibit B**.

C. 2024 and 2025 Financial Statements. The District's December 31, 2024 financial statements, June 30, 2025 financial statements are attached as **Exhibit B**. The District was exempt from audit during 2024.

IX. DISTRICT CONTACT INFORMATION

A. Contact Information. Contact information for the District's accountant and District's representative where follow-up inquires and questions should be directed is set forth on **Exhibit C**.

X. DISSOLUTION

The District is anticipated to have ongoing operations and maintenance obligations that will necessitate a perpetual existence. If the District no longer has such obligations, the District may seek to dissolve pursuant to § 31-25-1225, C.R.S.

XI. CONCLUSION

It is submitted that this Operating Plan and Budget for the District meets the requirements of the Business Improvement District Act, the Colorado Constitution, and the additional information required by the City. It is further submitted that the types of services and improvements to be provided by the District are those services and improvements which satisfy the purposes of Part 12 of Article 25 of Title 31, C.R.S.

EXHIBIT A

DISTRICT LEGAL DESCRIPTION AND MAP

EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

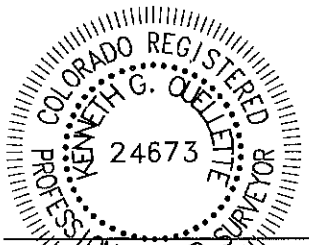
PROPERTY DESCRIPTION

TWO PARCELS OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N89°55'04"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SAID SECTION 11. BASED ON THE CITY OF AURORA HORIZONTAL CONTROL NETWORK, COLORADO STATE PLANE CENTRAL ZONE 1983/1992 HARN. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

PARCEL 1

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 11;
THENCE S85°15'16"E A DISTANCE OF 642.89 FEET TO THE **POINT OF BEGINNING;**
THENCE N86°11'41"E A DISTANCE OF 2.99 FEET;
THENCE N89°55'04"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 752.62 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°24'16", A RADIUS OF 25.00 FEET, A CHORD BEARING S44°42'56"W A DISTANCE OF 35.48 FEET, AND AN ARC DISTANCE OF 39.45 FEET;
THENCE S00°29'13"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 4.83 FEET;
THENCE N89°55'04"E A DISTANCE OF 263.24 FEET;
THENCE S00°04'56"E A DISTANCE OF 10.00 FEET;
THENCE N89°55'04"E A DISTANCE OF 149.85 FEET;
THENCE N00°29'13"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 15.17 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89°35'44", A RADIUS OF 25.00 FEET, A CHORD BEARING N45°17'04"W A DISTANCE OF 35.23 FEET, AND AN ARC DISTANCE OF 39.09 FEET;
THENCE N89°55'04"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 632.34 FEET;
THENCE S00°29'13"E A DISTANCE OF 329.04 FEET;
THENCE S89°55'13"W A DISTANCE OF 535.51 FEET;
THENCE S00°29'13"E A DISTANCE OF 310.01 FEET;
THENCE S89°55'13"W A DISTANCE OF 420.52 FEET;



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: JULY 31, 2024
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 2

DATE: 7/31/24

SHEET: 1 OF 5

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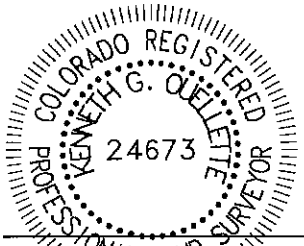
EXHIBIT A

NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

THENCE S00°29'13"E A DISTANCE OF 274.01 FEET;
THENCE S89°55'13"W A DISTANCE OF 7.50 FEET;
THENCE S00°29'13"E A DISTANCE OF 178.00 FEET;
THENCE S89°55'13"W A DISTANCE OF 222.01 FEET;
THENCE N00°29'13"W A DISTANCE OF 79.86 FEET;
THENCE S89°30'47"W A DISTANCE OF 139.64 FEET;
THENCE N00°29'13"W A DISTANCE OF 135.14 FEET;
THENCE N89°55'13"E A DISTANCE OF 132.16 FEET;
THENCE N00°29'13"W A DISTANCE OF 238.01 FEET;
THENCE S89°55'13"W A DISTANCE OF 601.25 FEET;
THENCE N10°32'04"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 58.28 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°30'57", A RADIUS OF 529.00 FEET, A CHORD BEARING N05°43'24"E A DISTANCE OF 296.20 FEET, AND AN ARC DISTANCE OF 300.21 FEET;
THENCE N21°58'53"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 71.41 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°28'05", A RADIUS OF 271.00 FEET, A CHORD BEARING N10°44'50"E A DISTANCE OF 105.59 FEET, AND AN ARC DISTANCE OF 106.27 FEET;
THENCE N00°27'54"W NON-TANGENT WITH THE LAST DESCRIBED CURVE AND TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 92.09 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 93°20'25", A RADIUS OF 25.00 FEET, A CHORD BEARING N47°08'07"W A DISTANCE OF 36.37 FEET, AND AN ARC DISTANCE OF 40.73 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 24.695 ACRES, MORE OR LESS.



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: JULY 31, 2024
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

BID 2

DATE: 7/31/24

SHEET: 2 OF 5

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EXHIBIT A

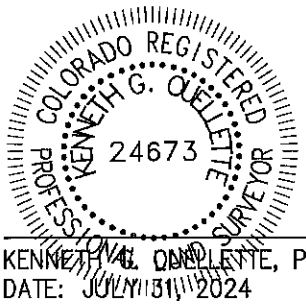
NW 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 66 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

PARCEL 2

COMMENCING AT SAID NORTH QUARTER CORNER OF SECTION 11;
THENCE S36°15'16"W A DISTANCE OF 1155.75 FEET TO THE **POINT OF BEGINNING**;
THENCE S00°04'47"E A DISTANCE OF 135.00 FEET;
THENCE S89°55'13"W A DISTANCE OF 43.56 FEET;
THENCE S00°29'13"E A DISTANCE OF 1.50 FEET;
THENCE S89°30'47"W A DISTANCE OF 58.00 FEET;
THENCE N00°29'13"W A DISTANCE OF 136.92 FEET;
THENCE N89°55'13"E A DISTANCE OF 102.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.319 ACRES, MORE OR LESS.



KENNETH G. OUELLETTE, P.L.S. 24673
DATE: JULY 31, 2024
JOB NO. 65419757
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

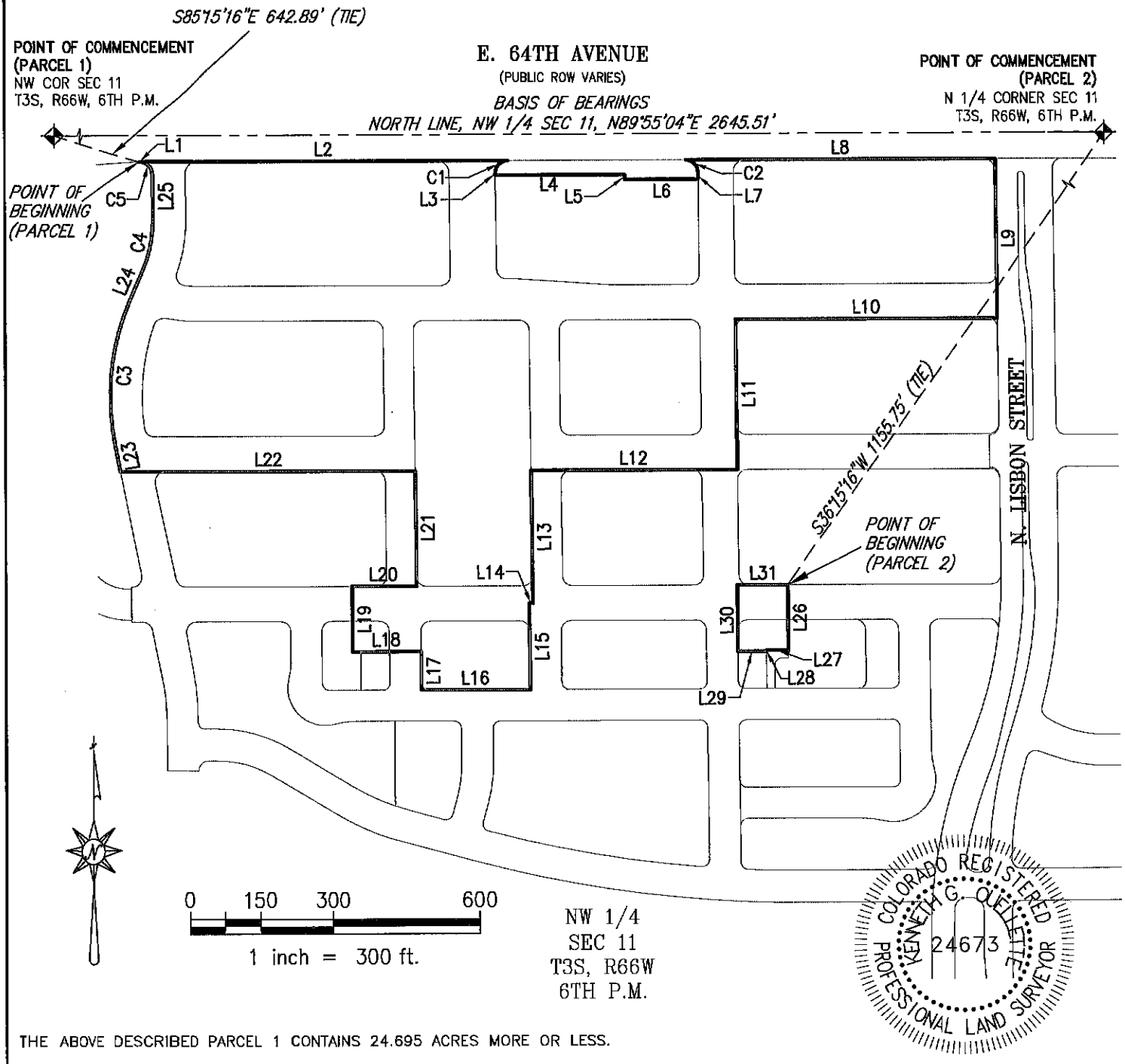
BID 2

DATE: 7/31/24

SHEET: 3 OF 5

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ILLUSTRATION FOR
EXHIBIT A



THE ABOVE DESCRIBED PARCEL 1 CONTAINS 24.695 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL 2 CONTAINS 0.319 ACRES MORE OR LESS.

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

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BID 2

DATE: 7/31/24

SHEET: 4 OF 5

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ILLUSTRATION FOR
EXHIBIT A

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N86°11'41"E	2.99'
L2	N89°55'04"E	752.62'
L3	S00°29'13"E	4.83'
L4	N89°55'04"E	263.24'
L5	S00°04'56"E	10.00'
L6	N89°55'04"E	149.85'
L7	N00°29'13"W	15.17'
L8	N89°55'04"E	632.34'
L9	S00°29'13"E	329.04'
L10	S89°55'13"W	535.51'
L11	S00°29'13"E	310.01'
L12	S89°55'13"W	420.52'
L13	S00°29'13"E	274.01'
L14	S89°55'13"W	7.50'
L15	S00°29'13"E	178.00'
L16	S89°55'13"W	222.01'
L17	N00°29'13"W	79.86'
L18	S89°30'47"W	139.64'
L19	N00°29'13"W	135.14'
L20	N89°55'13"E	132.16'
L21	N00°29'13"W	238.01'
L22	S89°55'13"W	601.25'
L23	N10°32'04"W	58.28'
L24	N21°58'53"E	71.41'
L25	N00°27'54"W	92.09'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	90°24'16"	25.00'	S44°42'56"W	35.48'	39.45'
C2	89°35'44"	25.00'	N45°17'04"W	35.23'	39.09'
C3	32°30'57"	529.00'	N05°43'24"E	296.20'	300.21'
C4	22°28'05"	271.00'	N10°44'50"E	105.59'	106.27'
C5	93°20'25"	25.00'	N47°08'07"W	36.37'	40.73'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	S00°04'47"E	135.00'
L27	S89°55'13"W	43.56'
L28	S00°29'13"E	1.50'
L29	S89°30'47"W	58.00'
L30	N00°29'13"W	136.92'
L31	N89°55'13"E	102.52'



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BID 2

DATE: 7/31/24

SHEET: 5 OF 5

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EXHIBIT B

BUDGETS AND FINANCIAL STATEMENTS

Painted Prairie Business Improvement District Number Two
Proposed Budget
General Fund
For the Year ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 06/30/25	Estimate 2025	Proposed Budget 2026
Beginning fund balance	$ -	$ -	$ -	$ -	$ 3,048
Revenues:					
Property taxes	9	9,287	9,287	9,287	1,795
Specific ownership taxes	-	743	194	300	144
Developer advances	2,696	41,113	-	-	46,041
Total revenues	2,705	51,143	9,481	9,587	47,980
Total funds available	2,705	51,143	9,481	9,587	51,028
Expenditures:					
Accounting / audit	-	2,500	-	1,000	2,500
Engineering	-	2,500	-	-	2,500
Insurance/SDA dues	2,705	5,000	2,805	2,900	5,000
Legal	-	10,000	-	2,500	10,000
Management	-	1,500	-	-	1,500
Miscellaneous	-	2,000	-	-	2,000
Treasurer fees	-	139	139	139	27
Contingency	-	26,795	-	-	26,795
Emergency reserve (3%)	-	709	-	-	706
Total expenditures	2,705	51,143	2,944	6,539	51,028
Ending fund balance	$ -	$ -	$ 6,537	$ 3,048	$ -
Assessed valuation		$ 928,700			$ 179,510
Mill Levy		10.000			10.000

PAINTED PRAIRIE BUSINESS IMPROVEMENT DISTRICT NUMBER TWO
2025
BUDGET MESSAGE

Attached please find a copy of the adopted 2025 budget for Painted Prairie Business Improvement District Number Two.

Painted Prairie Business Improvement District Number Two has adopted a budget for one fund, a General Fund to provide for the payment of operating and maintenance expenditures.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2025 will be developer advances and property taxes from the imposition of a 10.000 mill levy on property within the district for 2025, all of which will be dedicated to the General Fund.

Painted Prairie Business Improvement District Number Two
Adopted Budget
General Fund
For the Year ended December 31, 2025

	Actual 2023	Adopted Budget 2024	Actual 06/30/24	Estimate 2024	Adopted Budget 2025
Beginning fund balance	$ -	$ -	$ -	$ -	$ -
Revenues:					
Property taxes	-	9	9	9	9,287
Specific ownership taxes	-	1	-	1	743
Developer advances	4,380	50,990	2,696	4,390	41,113
Total revenues	4,380	51,000	2,705	4,400	51,143
Total funds available	4,380	51,000	2,705	4,400	51,143
Expenditures:					
Accounting / audit	-	2,500	-	-	2,500
Engineering	-	2,500	-	-	2,500
Insurance/SDA dues	4,380	5,000	2,705	4,400	5,000
Legal	-	10,000	-	-	10,000
Management	-	1,500	-	-	1,500
Miscellaneous	-	2,000	-	-	2,000
Contingency	-	26,795	-	-	26,795
Emergency reserve (3%)	-	705	-	-	709
Total expenditures	4,380	51,000	2,705	4,400	51,143
Ending fund balance	$ -	$ -	$ -	$ -	$ -
Assessed valuation		$ 890			$ 928,700
Mill Levy		10.000			10.000

Painted Prairie Business Improvement Districts One & Two
Financial Statements

December 31, 2024

SIMMONS & WHEELER, P.C. Certified Public Accountants
304 Inverness Way South, Suite 490, Englewood, CO 80112 (303) 689-0833

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Painted Prairie Business Improvement Districts One and Two

Management is responsible for the accompanying financial statements of each major fund of Painted Prairie Business Improvement Districts One and Two as of and for the period ended December 31, 2024, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the twelve months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Painted Prairie Business Improvement Districts One and Two because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

March 25, 2025
Englewood, Colorado

Painted Prairie Business Improvement District No. 1
Balance Sheet - Governmental Funds and Account Groups
December 31, 2024

See Accountant's Compilation Report

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Cash in checking	$ 617	$ -	$ 617
Colotrust	265	-	265
Taxes Receivable	-	-	-
Accounts receivable - Developer	772	-	772
Prepaid Expenses	900	-	900
	2,554	-	2,554
Other assets			
Improvements	-	-	-
Amount available in debt service fund	-	-	-
Amount to be provided for retirement of debt	-	167,166	167,166
	-	167,166	167,166
	$ 2,555	$ 167,166	$ 169,721
Liabilities and Equity			
Current liabilities			
Accounts payable	$ 2,555	$ -	$ 2,555
Due to/from accounts	-	-	-
	2,555	-	2,555
Note Payable - Developer	-	133,587	133,587
Note Payable - Developer interest	-	33,579	33,579
Total liabilities	2,555	167,166	169,721
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	-	-	-
	-	-	-
	$ 2,555	$ 167,166	$ 169,721

Painted Prairie Business Improvement District No. 1
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 12 Months Ended December 31, 2024
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ -	$ -	$ -
Specific ownership taxes	-	-	-
Developer advance	51,000	13,350	(37,650)
Interest income	-	15	15
	51,000	13,365	(37,635)
Expenditures			
Accounting/Audit	5,000	4,687	313
Engineering	5,000	-	5,000
Insurance	3,500	2,722	778
Legal	20,000	12,124	7,876
Election	-	-	-
Management	-	-	-
Miscellaneous	1,000	160	840
Treasurer's Fees	-	-	-
Contingency	15,465	-	15,465
Emergency Reserve	1,035	-	1,035
	51,000	19,693	31,307
Excess (deficiency) of revenues over expenditures	-	(6,328)	(6,328)
Fund balance - beginning	-	6,328	6,328
Fund balance - ending	$ -	$ -	$ -

Painted Prairie Business Improvement District No. 2
Balance Sheet - Governmental Funds and Account Groups
December 31, 2024

See Accountant's Compilation Report

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Transfer from D1	$ -	$ -	$ -
Taxes Receivable	-	-	-
Accounts receivable - developer	-	-	-
	-	-	-
Other assets			
Improvements	-	-	-
Amount available in debt service fund	-	-	-
Amount to be provided for retirement of debt	-	-	-
	-	-	-
	$ -	$ -	$ -
Liabilities and Equity			
Current liabilities			
Accounts payable	$ -	$ -	$ -
Due to/from accounts	-	-	-
	-	-	-
Note Payable - Developer	-	-	-
Note Payable - Developer interest	-	-	-
Total liabilities	-	-	-
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	-	-	-
	-	-	-
	$ -	$ -	$ -

Painted Prairie Business Improvement District No. 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 12 Months Ended December 31, 2024

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 9	$ 9	$ -
Specific ownership taxes	1	-	(1)
Developer advance	50,990	2,696	(48,294)
Interest income	-	-	-
	51,000	2,705	(48,295)
Expenditures			
Accounting/Audit	2,500	-	2,500
Engineering	2,500	-	2,500
Insurance	5,000	2,705	2,295
Legal	10,000	-	10,000
Management	1,500	-	1,500
Miscellaneous	2,000	-	2,000
Treasurer's Fees	-	-	-
Contingency	26,795	-	26,795
Emergency Reserve	705	-	705
	51,000	2,705	48,295
Excess (deficiency) of revenues over expenditures	-	-	-
Fund balance - beginning	-	-	-
Fund balance - ending	$ -	$ -	$ -

Painted Prairie Business Improvement Districts No. 1 & No. 2
Financial Statements

June 30, 2025

SIMMONS & WHEELER, P.C. Certified Public Accountants
304 Inverness Way South, Suite 490, Englewood, CO 80112 (303) 689-0833

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Painted Prairie Business Improvement Districts No. 1 & No. 2

Management is responsible for the accompanying financial statements of each major fund of Painted Prairie Business Improvement Districts No. 1 & No. 2, as of and for the period ended June 30, 2025, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Painted Prairie Business Improvement Districts No. 1 & No. 2 because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

August 29, 2025
Englewood, Colorado

Painted Prairie Business Improvement District No. 1
Balance Sheet - Governmental Funds and Account Groups
June 30, 2025

See Accountant's Compilation Report

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Cash in checking	$ 5,923	$ -	$ 5,923
Colotrust	5,164	-	5,164
Taxes Receivable	9	-	9
Receivable from BID 2	(6,499)	-	(6,499)
	4,597	-	4,597
Other assets			
Improvements	-	-	-
Amount available in debt service fund	-	-	-
Amount to be provided for retirement of debt	-	187,031	187,031
	-	187,031	187,031
	$ 4,598	$ 187,031	$ 191,629
Liabilities and Equity			
Current liabilities			
Accounts payable	$ 3,281	$ -	$ 3,281
Due to/from accounts	-	-	-
	3,281	-	3,281
Note Payable - Developer	-	147,886	147,886
Note Payable - Developer interest	-	39,145	39,145
Total liabilities	3,281	187,031	190,312
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	1,317	-	1,317
	1,317	-	1,317
	$ 4,598	$ 187,031	$ 191,629

Painted Prairie Business Improvement District No. 1
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 6 Months Ended June 30, 2025
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 2,259	$ 3	$ (2,256)
Specific ownership taxes	181	47	(134)
Developer advance	48,595	16,333	(32,262)
Interest income	-	54	54
	51,035	16,437	(34,598)
Expenditures			
Accounting/Audit	5,000	1,977	3,023
Engineering	5,000	-	5,000
Insurance	3,500	2,826	674
Legal	20,000	7,332	12,668
Election	-	2,891	(2,891)
Management	3,000	-	3,000
Miscellaneous	1,000	94	906
Treasurer's Fees	34	-	34
Contingency	12,375	-	12,375
Emergency Reserve	1,126	-	1,126
	51,035	15,120	35,915
Excess (deficiency) of revenues over expenditures	-	1,317	1,317
Fund balance - beginning	-	-	-
Fund balance - ending	$ -	$ 1,317	$ 1,317

Painted Prairie Business Improvement District No. 2
Balance Sheet - Governmental Funds and Account Groups
June 30, 2025

See Accountant's Compilation Report

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Receivable from D1	$ 6,499	$ -	$ 6,499
Taxes Receivable	38	-	38
Accounts receivable - developer	-	-	-
	6,537	-	6,537
Other assets			
Improvements	-	-	-
Amount available in debt service fund	-	-	-
Amount to be provided for retirement of debt	-	2,907	2,907
	-	2,907	2,907
	$ 6,537	$ 2,907	$ 9,444
Liabilities and Equity			
Current liabilities			
Accounts payable	$ -	$ -	$ -
Due to/from accounts	-	-	-
	-	-	-
Note Payable - Developer	-	2,805	2,805
Note Payable - Developer interest	-	102	102
Total liabilities	-	2,907	2,907
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	6,537	-	6,537
	6,537	-	6,537
	$ 6,537	$ 2,907	$ 9,444

Painted Prairie Business Improvement District No. 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 6 Months Ended June 30, 2025

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 9,287	$ 9,287	$ -
Specific ownership taxes	743	194	(549)
Developer advance	41,113	-	(41,113)
Interest income	-	-	-
	51,143	9,481	(41,662)
Expenditures			
Accounting/Audit	2,500	-	2,500
Engineering	2,500	-	2,500
Insurance	5,000	2,805	2,195
Legal	10,000	-	10,000
Management	1,500	-	1,500
Miscellaneous	2,000	-	2,000
Treasurer's Fees	139	139	-
Contingency	26,795	-	26,795
Emergency Reserve	709	-	709
	51,143	2,944	48,199
Excess (deficiency) of revenues over expenditures	-	6,537	6,537
Fund balance - beginning	-	-	-
Fund balance - ending	$ -	$ 6,537	$ 6,537

EXHIBIT C

DISTRICT CONTACT INFORMATION

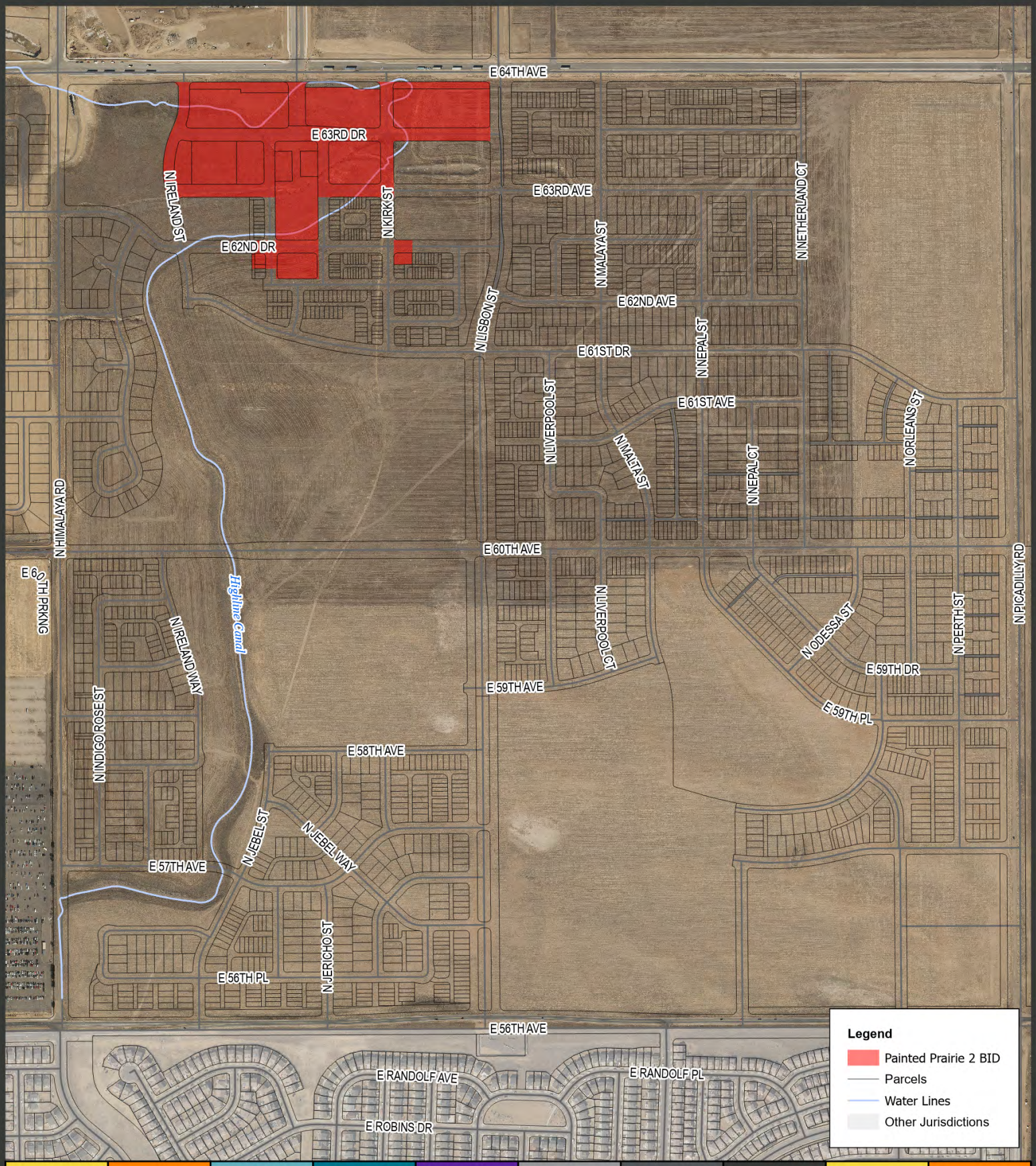
District Representative Contact:

Clint C. Waldron, Esq.
2154 E Commons Avenue, Suite 2000
Centennial, CO 80122
Work: 303-858-1800
Email: cwaldron@wbapc.com

Megan J. Murphy, Esq.
2154 E Commons Avenue, Suite 2000
Centennial, CO 80122
Work: 303-858-1800
Email: mmurphy@wbapc.com

District Accountant:

Diane Wheeler
304 Inverness Way South
Suite 490
Englewood, CO 80112
Work: 303-689-0833
Email: diane@simmonswheeler.com



Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Painted Prairie
Business Improvement District #2

September 23, 2025

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

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9/23/2025 I:\GIS\ArcGIS_Pro_Projects\Planning\ODA\BID_Maps\PaintedPrairieNo2_BID.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Operating Plan and Budget – Windler Business Improvement District (BID) No. 1 (Resolution)
Item Initiator: Michael Kerrigan, Special District Administrator, Development Services
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☒ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Windler Business Improvement District No. 1 (BID) in 2021 via ordinance number 2021-32. The BID is generally adjacent to the northbound 56th Ave offramp of E-470. State statute requires that the BID file its proposed annual budget for the upcoming year with the City Clerk for City Council review and approval.

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

The attached resolution will approve the Windler Business Improvement District No. 1 2026 operating plan and budget. The operating plan anticipates primarily developer advances for its $50,995 of budgeted revenues and buedgeted expenditures. The BID plans to spend its resources primarily on administrative expenses such as accounting, insurance, and legal costs. The BID does not anticipate constructing any major public improvements for 2026.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does the Council support approval of the resolution and wish to forward this item to the City Council Regular Meeting as proposed?

LEGAL COMMENTS

No business improvement district shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the municipality within which it is located has approved an operating plan and budget for the district. See Sec. 31-25-1211, C.R.S (Rulla)

RESOLUTION NO. R2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE 2026 OPERATING PLAN AND BUDGET FOR THE WINDLER BUSINESS IMPROVEMENT DISTRICT NO.1

WHEREAS, the City Council (the "Council") of the City of Aurora, Colorado (the "City"), is vested with jurisdiction to create one or more districts within City boundaries pursuant to the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. (the "Act"); and

WHEREAS, pursuant to the Act, the Council has adopted Ordinance No. 2021-32 organizing the Windler Business Improvement District No.1 (the "District") and appointing the District's initial Board of Directors (the "Board"); and

WHEREAS, Section 31-25-1211, C.R.S., provides that no district created under the Act shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the City has approved an operating plan and budget for the district; and

WHEREAS, the Board has approved a 2026 District operating plan and budget (the "2026 Operating Plan and Budget") for submittal to the City, which Operating Plan and Budget are in full compliance with the requirements of the Act; and

WHEREAS, the Council finds and determines that the approval of the 2026 Operating Plan and Budget in the form presented to the Council at this meeting is in the best interests of both the City and the District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The 2026 Operating Plan and Budget for the Windler Business Improvement District No.1 are hereby approved, including the declaration of public interest and necessity for improvements contained therein.

Section 2. All resolutions or parts of resolutions of the City of Aurora, Colorado, in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By:  RLA
BRIAN J. RULLA, Assistant City Attorney

Megan J. Murphy
Shareholder

303-858-1800
mmurphy@wbapc.com

September 29, 2025

VIA EMAIL
City of Aurora
Development Services Department
Attention: Michael Kerrigan
MKerriga@auroragov.org

Re: Windler Business Improvement District No. 1 2026 Operating Plan

Mr. Kerrigan:

WBA, PC serves as general counsel to the Windler Business Improvement District No. 1 (the "District").

Enclosed for review is the District's 2026 Operating Plan. Please contact us if you have any follow up inquiries regarding the Operating Plan.

Sincerely,

WBA, PC

Megan J. Murphy
Shareholder

Cc: Board of Directors of the District

WINDLER
BUSINESS IMPROVEMENT DISTRICT NO. 1

2026 OPERATING PLAN AND BUDGET

(City of Aurora, Adams County, Colorado)

Submitted:

September 29, 2025

Prepared by:

2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

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EXHIBIT LIST

EXHIBIT A District Legal Description and Map

EXHIBIT B Budget and Financial Statements

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I. PURPOSE AND SCOPE OF DISTRICT

A. Requirement for this Operating Plan. The Business Improvement District Act, specifically § 31-25-1211, C.R.S., requires that the Windler Business Improvement District No. 1 (the "**District**") file an operating plan and budget with the City of Aurora City Clerk no later than September 30th of each year.

1. Under the statute, the City of Aurora (the "**City**") is to approve the operating plan and budget within thirty (30) days of submittal of all required information.

2. The District will operate under the authorities and powers allowed under §§ 31-25-1201, *et seq*., C.R.S., as amended (the "**Business Improvement District Act**"), as further described and limited by this Operating Plan.

B. What Must Be Included in the Operating Plan? Pursuant to the Business Improvement District Act, this Operating Plan specifically identifies: (1) the composition of the Board of Directors; (2) the services and improvements to be provided by the District; (3) the taxes, fees, and assessments to be imposed by the District; (4) the estimated principal amount of bonds to be issued by the District; and (5) such other information as the City may require.

C. Purposes. As may be further articulated in succeeding year's operating plans, the ongoing and contemplated purposes of the District include the financing, acquisition, construction, completion, installation, replacement and/or operation and maintenance of all the services and public improvements allowed under Colorado law for business improvement districts.

II. COMPOSITION OF THE DISTRICT'S CURRENT BOARD OF DIRECTORS

A. Current Board of Directors. The composition of the District's current board of directors ("**Board of Directors**") is:

1. Christopher H. Fellows
2. Timothy P. O'Connor
3. Dustin M. Anderson
4. Douglas S. Hatfield
5. Kevin F. Collins

B. Term Limits. Ballot Question AA of the November 2, 2021 election eliminated term limits.

C. Director Compensation. The Board of Directors shall receive compensation up to $100 per meeting attended for their services as directors.

III. BOUNDARIES, INCLUSIONS AND EXCLUSIONS

The current District boundaries are 0.172 acres as depicted in **Exhibit A**. In subsequent years, the District anticipates inclusion requests for additional property as additional property owners participate in the District.

IV. SERVICES, ACTIVITIES, PROJECTS AND PUBLIC IMPROVEMENTS

The District will primarily be concerned with the provision of public improvements and services within the boundaries of the District; however, there may be instances where the District will provide public improvements and services outside of the boundaries of the District as part of the project. The District shall have the authority to provide these public improvements and services, but the revenue-raising powers of the District to recoup the costs of extraterritorial public improvements and services shall be as limited by state law. The public improvements that the District anticipates it will construct, install or cause to be constructed or installed, include those public improvements the cost of which may, in accordance with the Business Improvement District Act, lawfully be paid for by the District, including, without limitation, water services, safety protection devices, sanitation services, marketing, streetscape improvements, street improvements, curbs, gutters, culverts, drainage facilities, sidewalks, parking facilities, paving, lighting, grading, landscape and storm and wastewater management facilities and associated land acquisition and remediation (collectively, the "**Public Improvements**"). The costs of such Public Improvements includes the costs of design, acquisition, construction and financing.

The District shall have the power and authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the District as such power and authority is described in the Business Improvement District Act, and other applicable statutes, common law and the Constitution. The District may provide for ownership, operation, and maintenance of Public Improvements and District facilities as activities of the District itself or by contract with other units of government or the private sector.

A. Current Year (2025) Services, Activities, Projects and Public Improvements. As the development within the District is still in the planning stages, the District only undertook administrative functions during 2025.

B. Future Year (2026) Services, Activities, Projects and Public Improvements. During 2026, the District intends to continue to evaluate and plan the services, activities and Public Improvements to be provided by the District.

V. SOURCES OF REVENUE

A. Current Year (2025) Sources of Revenue. The primary source of revenue for the District in 2025 was developer advances. The District imposed a 2.000 mill levy on all property within the District for collection in 2025, all of which will be dedicated to the General Fund.

B. Future Year (2026) Sources of Revenue. The primary source of revenue for the District in 2026 will be developer advances. The District intends to impose a 2.000 mill levy on all property within the District for collection in 2026, all of which will be dedicated to the General Fund. The District may also be the beneficiary of revenues derived from a privately imposed public improvement fee.

VI. PROPERTY TAX AND MILL LEVY

A. Mill Levy Caps. The maximum debt mill levy shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be 50 mills

as may be adjusted for changes in the method of calculating assessed valuation so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January l, 2004, are neither diminished nor enhanced as a result of such changes, for purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

B. Current Year (2025) Mill Levy. The District imposed a 2.000 mill levy on all property within the District for collection in 2025, all of which will be dedicated to the General Fund.

C. Future Year (2026) Mill Levy. The District intends to impose a 2.000 mill levy on all property within the District for collection in 2026, all of which will be dedicated to the General Fund.

VII. AUTHORIZED INDEBTEDNESS AND EXISTING DEBT OBLIGATIONS

A. Maximum Debt Authorization. The District held an election on November 2, 2021 for the purpose of authorizing debt, taxes, revenue limits, spending limits, special assessments, and such other matters as necessary or convenient for the implementation of Article X, Section 20 of the Colorado Constitution ("TABOR"). The initial maximum debt authorization for the District shall be $100,000,000.

B. Current Year (2025) Debt Outstanding. The District has no outstanding debt obligations.

C. Future Year (2026) Debt Outstanding. The District does not anticipate issuing debt in 2026.

VIII. BUDGETS AND FINANCIAL STATEMENTS

A. 2026 Budget. The proposed 2026 Budget for the District is attached as **Exhibit B**.

B. 2025 Budget. The District's 2025 Budget is attached as **Exhibit B**.

C. 2024 and 2025 Financial Statements. The District's December 31, 2024 financial statements and June 30, 2025 financial statements are attached as **Exhibit B**. The District was exempt from audit during 2024.

IX. DISTRICT CONTACT INFORMATION

A. Contact Information. Contact information for the District's accountant and District's representative where follow-up inquires and questions should be directed is set forth on **Exhibit C**.

X. DISSOLUTION

The District is anticipated to have ongoing operations and maintenance obligations that will necessitate a perpetual existence. If the District no longer has such obligations, the District may seek to dissolve pursuant to § 31-25-1225, C.R.S.

XI. CONCLUSION

It is submitted that this Operating Plan and Budget for the District meets the requirements of the Business Improvement District Act, the Colorado Constitution, and the additional information required by the City. It is further submitted that the types of services and improvements to be provided by the District are those services and improvements which satisfy the purposes of C.R.S. §§ 32-25-1201, *et. seq*.

EXHIBIT A

DISTRICT LEGAL DESCRIPTION AND MAP

EXHIBIT A

SW 1/4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

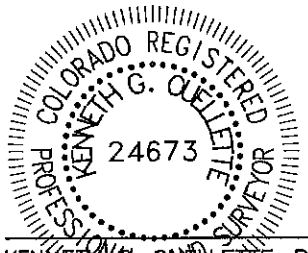
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT A, WINDLER SUBDIVISION FILING NO. 4, RECORDED AT RECEPTION NO. 2024000013716 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING S00°13'40"E BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 18 AND THE SOUTHWEST CORNER OF SAID SECTION 18. BASED ON THE SAID WINDLER SUBDIVISION FILING NO. 4, WITH ALL BEARINGS HEREIN RELATIVE THERETO. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 18;
THENCE S04°14'03"E A DISTANCE OF 1199.96 FEET TO A POINT ON THE EASTERLY LINE OF A 75.00 FOOT E-470 MULTI USE EASEMENT MU-113 RECORDED IN BOOK 5849 AT PAGE 596 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING;**
THENCE ALONG SAID EASTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°35'11", A RADIUS OF 2177.81 FEET, A CHORD BEARING S05°32'50"E A DISTANCE OF 98.30 FEET, AND AN ARC DISTANCE OF 98.31 FEET;
THENCE S83°09'35"W NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 75.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID 75.00 FOOT E-470 MULTI USE EASEMENT MU-113;
THENCE ALONG SAID WESTERLY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°35'11", A RADIUS OF 2252.81 FEET, A CHORD BEARING N05°32'50"W A DISTANCE OF 101.68 FEET, AND AN ARC DISTANCE OF 101.69 FEET;
THENCE N85°44'46"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 7,500 SQUARE FEET (0.172 ACRES), MORE OR LESS.



KENNETH G. QUELLETTE, P.L.S. 24673
DATE: SEPTEMBER 16, 2024
JOB NO. 65420899
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

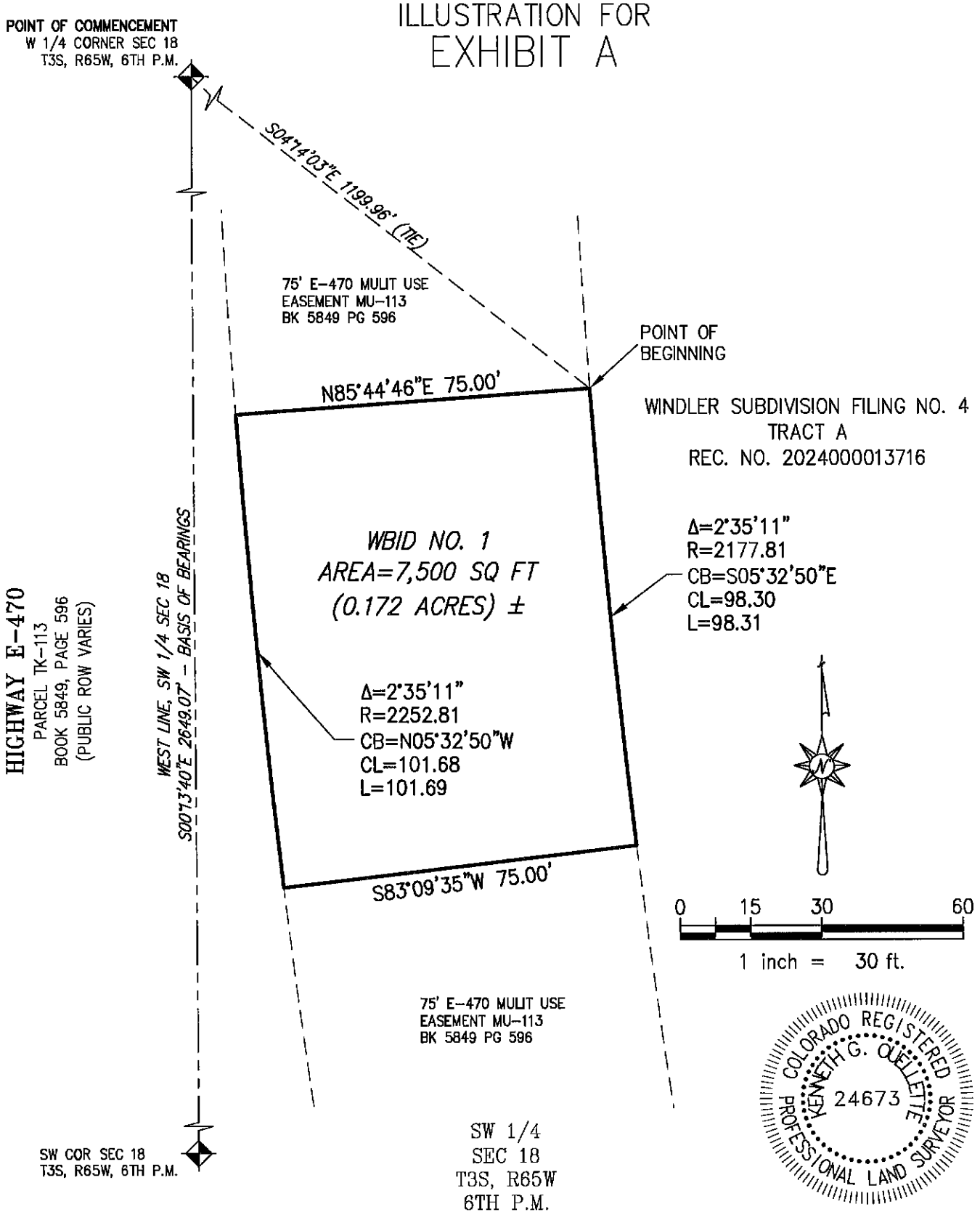
WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1

DATE: 9/16/24

SHEET: 1 OF 2

Q:\DEN\Projects\0899-00-Windler Metro Districts\Design\Survey\dwg\2024\Windler Districts 2024.dwg

ILLUSTRATION FOR EXHIBIT A



COLORADO REGISTERED
KENNETH G. OUELLETTE
24673
PROFESSIONAL LAND SURVEYOR

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1

DATE: 9/16/24

SHEET: 2 OF 2

Q:\DEN\Projects\0899-00-Windler Metro Districts\Design\Survey\dwg\2024\Windler Districts 2024.dwg

EXHIBIT B

BUDGETS AND FINANCIAL STATEMENTS

WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 1
2025
BUDGET MESSAGE

Attached please find a copy of the adopted 2025 budget for Windler Business Improvement District No. 1.

Windler Business Improvement District No. 1 has adopted a budget for one fund, a General Fund, to provide for the payment of operating and maintenance expenditures.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2025 will be developer advances and property taxes from the imposition of a 2.000 mill levy on property within the district for 2025, all of which will be dedicated to the General Fund.

Windler Business Improvement District No. 1
Adopted Budget
General Fund
For the Year ended December 31, 2025

	Actual 2023	Adopted Budget 2024	Actual 06/30/24	Estimated 2024	Adopted Budget 2025
Beginning fund balance	$ -	$ -	$ 6,855	$ 6,855	$ -
Revenues:					
Property taxes	-	17	17	17	11
Specific ownership taxes	-	1	-	-	1
Developer advances	19,301	50,982	351	7,628	50,982
Total revenues	19,301	51,000	368	7,645	50,994
Total funds available	19,301	51,000	7,223	14,500	50,994
Expenditures:					
Accounting / audit	3,893	6,000	1,579	4,500	6,000
Directors fees	-	900	-	500	900
Insurance/SDA dues	2,625	3,500	2,728	2,800	3,500
Legal -	5,575	22,500	1,452	6,500	22,500
Election	229	-	-	-	1,000
Management	-	3,500	-	-	3,500
Miscellaneous	124	2,000	54	200	2,000
Contingency	-	11,448	-	-	10,412
Emergency reserve (3%)	-	1,152	-	-	1,182
Treasurer fees	-	-	-	-	-
Total expenditures	12,446	51,000	5,813	14,500	50,994
Ending fund balance	$ 6,855	$ -	$ 1,410	$ -	$ -
Assessed valuation		$ 8,470			$ 5,270
Mill Levy		2.000			2.000

Windler Business Improvement District No. 1
Proposed Budget
General Fund
For the Year ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 06/30/25	Estimated 2025	Proposed Budget 2026
Beginning fund balance	$ 6,855	$ -	$ -	$ -	$ -
Revenues:					
Property taxes	17	11	10	11	12
Specific ownership taxes	-	1	-	1	1
Developer advances	6,520	50,982	14,747	28,088	50,982
Total revenues	6,537	50,994	14,757	28,100	50,995
Total funds available	13,392	50,994	14,757	28,100	50,995
Expenditures:					
Accounting / audit	3,854	6,000	1,710	4,500	6,000
Directors fees	-	900	-	900	900
Insurance/SDA dues	2,978	3,500	2,829	3,000	3,500
Legal -	6,466	22,500	6,741	15,000	22,500
Election	-	1,000	3,378	4,500	1,000
Management	-	3,500	-	-	3,500
Miscellaneous	94	2,000	60	200	2,000
Contingency	-	10,412	-	-	10,412
Emergency reserve (3%)	-	1,182	-	-	1,183
Treasurer fees	-	-	-	-	-
Total expenditures	13,392	50,994	14,718	28,100	50,995
Ending fund balance	$ -	$ -	$ 39	$ -	$ -
Assessed valuation		$ 5,270			$ 6,080
New Growth and Inclusions					$ 6,080
Mill Levy		2.000			2.000

Windler Business Improvement Districts No. 1
Financial Statements

December 31, 2024

SIMMONS & WHEELER, P.C. Certified Public Accountants
304 Inverness Way South, Suite 490, Englewood, CO 80112 (303) 689-0833

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Windler Business Improvement Districts No. 1

Management is responsible for the accompanying financial statements of each major fund of Windler Business Improvement Districts No. 1, as of and for the period ended December 31, 2024, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the twelve months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Windler Business Improvement Districts No. 1 because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

March 25, 2025
Englewood, Colorado

Windler Business Improvement District No. 1
Balance Sheet - Governmental Funds and Account Groups
December 31, 2024

For the 12 Months Ended December, 2024

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Cash in checking	$ 1,423	$ -	$ 1,423
Prepaid Expenses	900	-	900
Accounts receivable - developer	1,056	-	1,056
	3,379	-	3,379
Other assets			
Improvements	-	-	-
Amount available in debt service fund	-	-	-
Amount to be provided for retirement of debt	-	48,096	48,096
	-	48,096	48,096
	$ 3,379	$ 48,096	$ 51,475
Liabilities and Equity			
Current liabilities			
Accounts payable	$ 3,379	$ -	$ 3,379
	3,379	-	3,379
Note Payable - Developer	-	42,390	42,390
Note Payable - Developer interest	-	5,706	5,706
Total liabilities	3,379	48,096	51,475
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	-	-	-
	-	-	-
	$ 3,379	$ 48,096	$ 51,475

Windler Business Improvement District No. 1
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 12 Months Ended December, 2024
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 17	$ 17	$ -
Specific ownership taxes	1	-	(1)
Developer advance	50,982	6,520	(44,462)
Misc Income	-	-	-
Interest income	-	-	-
	51,000	6,537	(44,463)
Expenditures			
Accounting	6,000	3,854	2,146
Directors fees	900	-	900
Insurance/SDA Dues	3,500	2,978	522
Legal	22,500	6,466	16,034
Management	3,500	-	3,500
Miscellaneous	2,000	94	1,906
Contingency	11,448	-	11,448
Emergency Reserve	1,152	-	1,152
	51,000	13,392	37,608
Excess (deficiency) of revenues over expenditures	-	(6,855)	(6,855)
Fund balance - beginning	-	6,855	6,855
Fund balance - ending	$ -	$ -	$ -

Windler Business Improvement Districts No. 1 & No. 2
Financial Statements

June 30, 2025

SIMMONS & WHEELER, P.C. Certified Public Accountants
304 Inverness Way South, Suite 490, Englewood, CO 80112 (303) 689-0833

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Windler Business Improvement Districts No. 1 & No. 2

Management is responsible for the accompanying financial statements of each major fund of Windler Business Improvement Districts No. 1 & No. 2, as of and for the period ended June 30, 2025, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Windler Business Improvement Districts No. 1 & No. 2 because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

August 29, 2025
Englewood, Colorado

Windler Business Improvement District No. 1
Balance Sheet - Governmental Funds and Account Groups
June 30, 2025

For the 6 Months Ended June 30, 2025

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Cash in checking	$ 2,274	$ -	$ 2,274
Receivable from D2	5,601	-	5,601
Taxes Receivable	-	-	-
Prepaid Expenses	-	-	-
Accounts receivable - developer	-	-	-
	7,875	-	7,875
Other assets			
Improvements	-	-	-
Amount available in debt service fund	-	-	-
Amount to be provided for retirement of debt	-	65,171	65,171
	-	65,171	65,171
	$ 7,875	$ 65,171	$ 73,046
Liabilities and Equity			
Current liabilities			
Accounts payable	$ 3,290	$ -	$ 3,290
	3,290	-	3,290
Note Payable - Developer	-	57,137	57,137
Note Payable - Developer interest	-	8,034	8,034
Total liabilities	3,290	65,171	68,461
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	4,585	-	4,585
	4,585	-	4,585
	$ 7,875	$ 65,171	$ 73,046

Windler Business Improvement District No. 1
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 6 Months Ended June 30, 2025
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 11	$ 10	$ (1)
Specific ownership taxes	1	-	(1)
Developer advance	50,982	14,747	(36,235)
Misc Income	-	-	-
Interest income	-	-	-
	50,994	14,757	(36,237)
Expenditures			
Accounting	6,000	1,710	4,290
Directors fees	900	-	900
Insurance/SDA Dues	3,500	2,829	671
Legal	22,500	6,741	15,759
Election	1,000	3,378	(2,378)
Management	3,500	-	3,500
Miscellaneous	2,000	60	1,940
Treasurer's Fees	-	-	-
Contingency	10,412	-	10,412
Emergency Reserve	1,182	-	1,182
	50,994	14,718	36,276
Excess (deficiency) of revenues over expenditures	-	39	39
Fund balance - beginning	-	4,546	4,546
Fund balance - ending	$ -	$ 4,585	$ 4,585

Windler Business Improvement District No. 2
Balance Sheet - Governmental Funds and Account Groups
June 30, 2025

For the 6 Months Ended June 30, 2025

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Cash in checking	$ -	$ -	$ -
Prepaid Expenses	-	-	-
Accounts receivable - developer	5,601	-	5,601
	5,601	-	5,601
Other assets			
Improvements	-	-	-
Amount available in debt service fu	-	-	-
Amount to be provided for retirement of debt	-	8,428	8,428
	-	8,428	8,428
	$ 5,601	$ 8,428	$ 14,029
Liabilities and Equity			
Current liabilities			
Payable to Winder BID 1	$ 5,601	$ -	$ 5,601
	5,601	-	5,601
Note Payable - Developer	-	8,428	8,428
Note Payable - Developer interest	-	-	-
Total liabilities	5,601	8,428	14,029
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	-	-	-
	-	-	-
	$ 5,601	$ 8,428	$ 14,029

Windler Business Improvement District No. 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 6 Months Ended June 30, 2025
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Developer advance	$ 51,000	$ 2,827	$ (48,173)
Misc Income	-	-	-
Interest income	-	-	-
	51,000	2,827	(48,173)
Expenditures			
Accounting	6,000	-	6,000
Directors fees	900	-	900
Insurance/SDA Dues	3,000	2,827	173
Legal	22,500	-	22,500
Management	3,500	-	3,500
Miscellaneous	2,000	-	2,000
Engineering	-	-	-
Treasurer's Fees	-	-	-
Contingency	11,963	-	11,963
Emergency Reserve	1,137	-	1,137
	51,000	2,827	48,173
Excess (deficiency) of revenues over expenditures	-	-	-
Fund balance - beginning	-	-	-
Fund balance - ending	$ -	$ -	$ -

EXHIBIT C

DISTRICT CONTACT INFORMATION

District Representative Contact:

Clint C. Waldron, Esq.
2154 E Commons Avenue, Suite 2000
Centennial, CO 80122
Work: 303-858-1800
Email: cwaldron@wbapc.com

Megan J. Murphy, Esq.
2154 E Commons Avenue, Suite 2000
Centennial, CO 80122
Work: 303-858-1800
Email: mmurphy@wbapc.com

District Accountant:

Diane Wheeler
304 Inverness Way South
Suite 490
Englewood, CO 80112
Work: 303-689-0833
Email: diane@simmonswheeler.com



Planning and Business Development
15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Windler Homestead No. 1 Business Improvement District

September 22, 2025

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ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

9/22/2025 I:\GIS\ArcGIS_Pro_Projects\Planning\ODA\BID_Maps\Windler1_BID.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Operating Plan and Budget - Windler Business Improvement District (BID) No. 2 (Resolution)
Item Initiator: Michael Kerrigan, Special District Administrator, Development Services
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☒ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Windler Business Improvement District No. 2 (BID) in 2021 via ordinance number 2021-33. The BID is generally adjacent to the northbound 56th Ave offramp of E-470. State statute requires that the BID file its proposed annual budget for the upcoming year with the City Clerk for City Council review and approval.

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

The attached resolution will approve the Windler Business Improvement District No. 2 2026 operating plan and budget. The operating plan anticipates primarily developer advances for $51,013 of budgeted revenues and budgeted expenditures. The BID plans to spend its resources primarily on administrative expenses such as accounting, insurance, and legal costs. The BID does not anticipate constructing any major public improvements for 2026.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does the Council support approval of the resolution and wish to forward this item to the City Council Regular Meeting as proposed?

LEGAL COMMENTS

No business improvement district shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the municipality within which it is located has approved an operating plan and budget for the district. See Sec. 31-25-1211, C.R.S (Rulla)

RESOLUTION NO. R2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE 2026 OPERATING PLAN AND BUDGET FOR THE WINDLER BUSINESS IMPROVEMENT DISTRICT NO.2

WHEREAS, the City Council (the "Council") of the City of Aurora, Colorado (the "City"), is vested with jurisdiction to create one or more districts within City boundaries pursuant to the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. (the "Act"); and

WHEREAS, pursuant to the Act, the Council has adopted Ordinance No. 2021-33 organizing the Windler Business Improvement District No.2 (the "District") and appointing the District's initial Board of Directors (the "Board"); and

WHEREAS, Section 31-25-1211, C.R.S., provides that no district created under the Act shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the City has approved an operating plan and budget for the district; and

WHEREAS, the Board has approved a 2026 District operating plan and budget (the "2026 Operating Plan and Budget") for submittal to the City, which Operating Plan and Budget are in full compliance with the requirements of the Act; and

WHEREAS, the Council finds and determines that the approval of the 2026 Operating Plan and Budget in the form presented to the Council at this meeting is in the best interests of both the City and the District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The 2026 Operating Plan and Budget for the Windler Business Improvement District No.2 are hereby approved, including the declaration of public interest and necessity for improvements contained therein.

Section 2. All resolutions or parts of resolutions of the City of Aurora, Colorado, in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

Megan J. Murphy
Shareholder

303-858-1800
mmurphy@wbapc.com

September 29, 2025

VIA EMAIL
City of Aurora
Development Services Department
Attention: Michael Kerrigan
MKerriga@auroragov.org

Re: Windler Business Improvement District No. 2 2026 Operating Plan

Mr. Kerrigan:

WBA, PC serves as general counsel to the Windler Business Improvement District No. 2 (the "District").

Enclosed for review is the District's 2026 Operating Plan. Please contact us if you have any follow-up inquiries regarding the Operating Plan.

Sincerely,

WBA, PC

Megan J. Murphy
Shareholder

Cc: Board of Directors of the District

WINDLER
BUSINESS IMPROVEMENT DISTRICT NO. 2

2026 OPERATING PLAN AND BUDGET

(City of Aurora, Adams County, Colorado)

Submitted:

September 29, 2025

Prepared by:

2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

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EXHIBIT LIST

EXHIBIT A District Legal Description and Map

EXHIBIT B Budget and Financial Statements

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I. PURPOSE AND SCOPE OF DISTRICT

A. Requirement for this Operating Plan. The Business Improvement District Act, specifically § 31-25-1211, C.R.S., requires that the Windler Business Improvement District No. 2 (the "**District**") file an operating plan and budget with the City of Aurora City Clerk no later than September 30th of each year.

1. Under the statute, the City of Aurora (the "**City**") is to approve the operating plan and budget within thirty (30) days of submittal of all required information.

2. The District will operate under the authorities and powers allowed under §§ 31-25-1201, *et seq*., C.R.S., as amended (the "**Business Improvement District Act**"), as further described and limited by this Operating Plan.

B. What Must Be Included in the Operating Plan? Pursuant to the Business Improvement District Act, this Operating Plan specifically identifies: (1) the composition of the Board of Directors; (2) the services and improvements to be provided by the District; (3) the taxes, fees, and assessments to be imposed by the District; (4) the estimated principal amount of bonds to be issued by the District; and (5) such other information as the City may require.

C. Purposes. As may be further articulated in succeeding year's operating plans, the ongoing and contemplated purposes of the District include the financing, acquisition, construction, completion, installation, replacement and/or operation and maintenance of all the services and public improvements allowed under Colorado law for business improvement districts.

II. COMPOSITION OF THE DISTRICT'S CURRENT BOARD OF DIRECTORS

A. Current Board of Directors. The composition of the District's current board of directors ("**Board of Directors**") is:

1. Christopher H. Fellows
2. Timothy P. O'Connor
3. Dustin M. Anderson
4. Douglas S. Hatfield
5. Kevin F. Collins

B. Term Limits. Ballot Question AA of the November 2, 2021 election eliminated term limits.

C. Director Compensation. The Board of Directors shall receive compensation up to $100 per meeting attended for their services as directors.

III. BOUNDARIES, INCLUSIONS AND EXCLUSIONS

The current District boundaries are 0.172 acres as depicted in **Exhibit A**. In subsequent years, the District anticipates inclusion requests for additional property as additional property owners participate in the District.

IV. SERVICES, ACTIVITIES, PROJECTS AND PUBLIC IMPROVEMENTS

The District will primarily be concerned with the provision of public improvements and services within the boundaries of the District; however, there may be instances where the District will provide public improvements and services outside of the boundaries of the District as part of the project. The District shall have the authority to provide these public improvements and services, but the revenue-raising powers of the District to recoup the costs of extraterritorial public improvements and services shall be as limited by state law. The public improvements that the District anticipates it will construct, install or cause to be constructed or installed, include those public improvements the cost of which may, in accordance with the Business Improvement District Act, lawfully be paid for by the District, including, without limitation, water services, safety protection devices, sanitation services, marketing, streetscape improvements, street improvements, curbs, gutters, culverts, drainage facilities, sidewalks, parking facilities, paving, lighting, grading, landscape and storm and wastewater management facilities and associated land acquisition and remediation (collectively, the "**Public Improvements**"). The costs of such Public Improvements includes the costs of design, acquisition, construction and financing.

The District shall have the power and authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the District as such power and authority is described in the Business Improvement District Act, and other applicable statutes, common law and the Constitution. The District may provide for ownership, operation, and maintenance of Public Improvements and District facilities as activities of the District itself or by contract with other units of government or the private sector.

A. Current Year (2025) Services, Activities, Projects and Public Improvements. As the development within the District is still in the planning stages, the District only undertook administrative functions during 2025.

B. Future Year (2026) Services, Activities, Projects and Public Improvements. During 2026, the District intends to continue to evaluate and plan the services, activities and Public Improvements to be provided by the District.

V. SOURCES OF REVENUE

A. Current Year (2025) Sources of Revenue. The primary source of revenue for the District in 2025 was developer advances. The District intends to impose a 2.000 mill levy on all property within the District for collection in 2026, all of which will be dedicated to the General Fund.

B. Future Year (2026) Sources of Revenue. The primary source of revenue for the District in 2026 will be developer advances. The District intends to impose a 2.000 mill levy on all property within the District for collection in 2026, all of which will be dedicated to the General Fund. The District may also be the beneficiary of revenues derived from a privately imposed public improvement fee.

VI. PROPERTY TAX AND MILL LEVY

A. Mill Levy Caps. The maximum debt mill levy shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be 50 mills as may be adjusted for changes in the method of calculating assessed valuation so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January l, 2004, are neither diminished nor enhanced as a result of such changes, for purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

B. Current Year (2025) Mill Levy. The District intends to impose a 2.000 mill levy on all property within the District for collection in 2026, all of which will be dedicated to the General Fund.

Future Year (2026) Mill Levy. The District intends to impose a 2.000 mill levy on all property within the District for collection in 2026, all of which will be dedicated to the General Fund.

VII. AUTHORIZED INDEBTEDNESS AND EXISTING DEBT OBLIGATIONS

A. Maximum Debt Authorization. The District held an election on November 2, 2021 for the purpose of authorizing debt, taxes, revenue limits, spending limits, special assessments, and such other matters as necessary or convenient for the implementation of Article X, Section 20 of the Colorado Constitution ("**TABOR**"). The initial maximum debt authorization for the District shall be $100,000,000.

B. Current Year (2025) Debt Outstanding. The District has no outstanding debt obligations.

C. Future Year (2026) Debt Outstanding. The District does not anticipate issuing debt in 2026.

VIII. BUDGETS AND FINANCIAL STATEMENTS

A. 2026 Budget. The proposed 2026 Budget for the District is attached as **Exhibit B**.

B. 2025 Budget. The District's 2025 Budget is attached as **Exhibit B**.

C. 2024 and 2025 Financial Statements. The District's December 31, 2024 financial statements and June 30, 2025 financial statements are attached as **Exhibit B**. The District was exempt from audit during 2024.

IX. DISTRICT CONTACT INFORMATION

A. Contact Information. Contact information for the District's accountant and District's representative where follow-up inquires and questions should be directed is set forth on **Exhibit C**.

X. DISSOLUTION

The District is anticipated to have ongoing operations and maintenance obligations that will necessitate a perpetual existence. If the District no longer has such obligations, the District may seek to dissolve pursuant to § 31-25-1225, C.R.S.

XI. CONCLUSION

It is submitted that this Operating Plan and Budget for the District meets the requirements of the Business Improvement District Act, the Colorado Constitution, and the additional information required by the City. It is further submitted that the types of services and improvements to be provided by the District are those services and improvements which satisfy the purposes of C.R.S. §§ 32-25-1201, *et. seq*.

EXHIBIT A

DISTRICT LEGAL DESCRIPTION AND MAP

EXHIBIT A

SW 1/4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST 6th P.M.
----CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO----

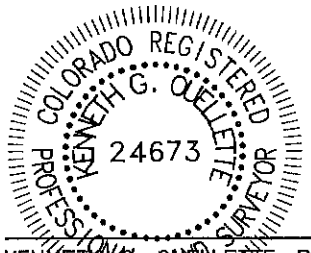
PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT A, WINDLER SUBDIVISION FILING NO. 4, RECORDED AT RECEPTION NO. 2024000013716 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING S00°13'40"E BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 18 AND THE SOUTHWEST CORNER OF SAID SECTION 18. BASED ON THE SAID WINDLER SUBDIVISION FILING NO. 4, WITH ALL BEARINGS HEREIN RELATIVE THERETO. THIS DESCRIPTION UTILIZED RECORDED DOCUMENTS FROM THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 18;
THENCE S04°20'01"E A DISTANCE OF 1298.23 FEET TO A POINT ON THE EASTERLY LINE OF A 75.00 FOOT E-470 MULTI USE EASEMENT MU-113 RECORDED IN BOOK 5849 AT PAGE 596 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING;**
THENCE ALONG SAID EASTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°35'11", A RADIUS OF 2177.81 FEET, A CHORD BEARING S08°08'00"E A DISTANCE OF 98.30 FEET, AND AN ARC DISTANCE OF 98.31 FEET;
THENCE S80°34'24"W NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 75.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID 75.00 FOOT E-470 MULTI USE EASEMENT MU-113;
THENCE ALONG SAID WESTERLY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°35'11", A RADIUS OF 2252.81 FEET, A CHORD BEARING N08°08'00"W A DISTANCE OF 101.68 FEET, AND AN ARC DISTANCE OF 101.69 FEET;
THENCE N83°09'35"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 7,500 SQUARE FEET (0.172 ACRES), MORE OR LESS.



KENNETH G. QUELLETTE, P.L.S. 24673
DATE: SEPTEMBER 16, 2024
JOB NO. 65420899
FOR AND ON BEHALF OF MERRICK & COMPANY

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

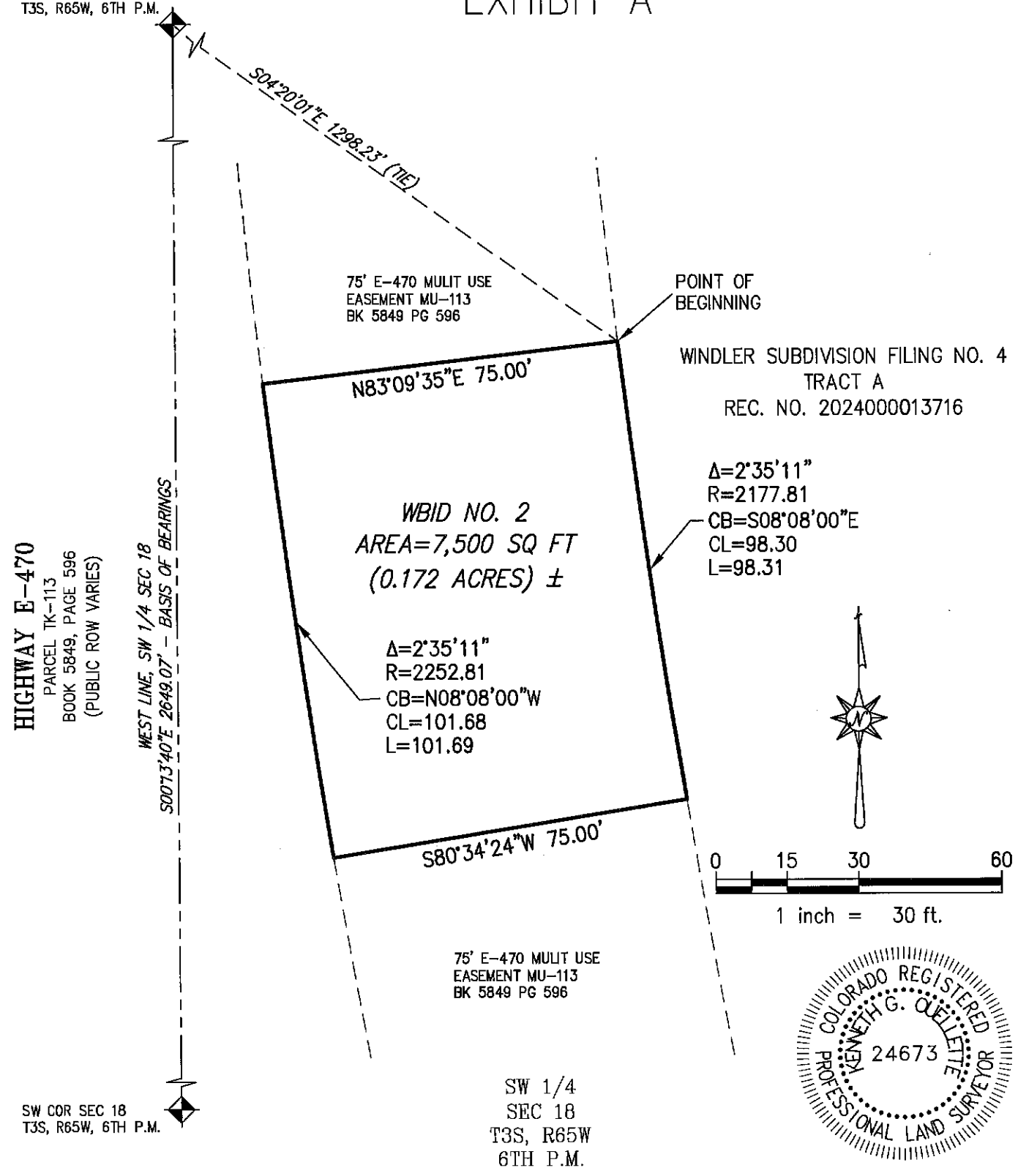
WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2

DATE: 9/16/24

SHEET: 1 OF 2

Q:\DEN\Projects\0899-00-Windler Metro Districts\Design\Survey\dwg\2024\Windler Districts 2024.dwg

ILLUSTRATION FOR
EXHIBIT A



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

MERRICK®
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2

DATE: 9/16/24

SHEET: 2 OF 2

Q:\DEN\Projects\0899-00-Windler Metro Districts\Design\Survey\dwg\2024\Windler Districts 2024.dwg

EXHIBIT B

BUDGETS AND FINANCIAL STATEMENTS

Windler Business Improvement District No. 2
Proposed Budget
General Fund
For the Year ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 06/30/25	Estimated 2025	Proposed Budget 2026
Beginning fund balance	$ -	$ -	$ -	$ -	$ -
Revenues:					
Property taxes	-	-	-	-	12
Specific ownership taxes	-	-	-	-	1
Developer advances	2,977	51,000	2,827	9,300	51,000
Total revenues	2,977	51,000	2,827	9,300	51,013
Total funds available	2,977	51,000	2,827	9,300	51,013
Expenditures:					
Accounting / audit	-	6,000	-	500	6,000
Directors fees	-	900	-	900	900
Insurance/SDA dues	2,977	3,000	2,827	2,900	3,000
Legal	-	22,500	-	5,000	22,500
Management	-	3,500	-	-	3,500
Miscellaneous	-	2,000	-	-	2,000
Contingency	-	11,963	-	-	11,976
Emergency reserve (3%)	-	1,137	-	-	1,137
Total expenditures	2,977	51,000	2,827	9,300	51,013
Ending fund balance	$ -	$ -	$ -	$ -	$ -
Assessed valuation		$ 10			$ 6,080
New Growth and Inclusions					$ 6,080
Mill Levy		2.000			2.000

WINDLER BUSINESS IMPROVEMENT DISTRICT NO. 2
2025
BUDGET MESSAGE

Attached please find a copy of the adopted 2025 budget for Windler Business Improvement District No. 2.

Windler Business Improvement District No. 2 has adopted a budget for one fund, a General Fund, to provide for the payment of operating and maintenance expenditures.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2025 will be developer advances and property taxes from the imposition of a 2.000 mill levy on property within the district for 2025, all of which will be dedicated to the General Fund.

Windler Business Improvement District No. 2
Adopted Budget
General Fund
For the Year ended December 31, 2025

	Actual 2023	Adopted Budget 2024	Actual 06/30/24	Estimated 2024	Adopted Budget 2025
Beginning fund balance	$ -	$ -	$ -	$ -	$ -
Revenues:					
Property taxes	-	-	-	-	-
Specific ownership taxes	-	-	-	-	-
Developer advances	2,624	51,000	2,727	2,800	51,000
Total revenues	2,624	51,000	2,727	2,800	51,000
Total funds available	2,624	51,000	2,727	2,800	51,000
Expenditures:					
Accounting / audit	-	6,000	-	-	6,000
Directors fees	-	900	-	-	900
Insurance/SDA dues	2,624	3,000	2,727	2,800	3,000
Legal	-	22,500	-	-	22,500
Management	-	3,500	-	-	3,500
Miscellaneous	-	2,000	-	-	2,000
Contingency	-	11,963	-	-	11,963
Emergency reserve (3%)	-	1,137	-	-	1,137
Total expenditures	2,624	51,000	2,727	2,800	51,000
Ending fund balance	$ -	$ -	$ -	$ -	$ -
Assessed valuation		$ 10			$ 10
Mill Levy		2.000			2.000

Windler Business Improvement Districts No. 2
Financial Statements

December 31, 2024

SIMMONS & WHEELER, P.C. Certified Public Accountants
304 Inverness Way South, Suite 490, Englewood, CO 80112 (303) 689-0833

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Windler Business Improvement Districts No. 2

Management is responsible for the accompanying financial statements of each major fund of Windler Business Improvement Districts No. 2, as of and for the period ended December 31, 2024, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the twelve months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Windler Business Improvement Districts No. 2 because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

March 25, 2025
Englewood, Colorado

Windler Business Improvement District No. 2
Balance Sheet - Governmental Funds and Account Groups
December 31, 2024

For the 12 Months Ended December, 2024

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Cash in checking	$ -	$ -	$ -
Prepaid Expenses	-	-	-
Accounts receivable - developer	-	-	-
	-	-	-
Other assets			
Improvements	-	-	-
Amount available in debt service fu	-	-	-
Amount to be provided for retirement of debt	-	5,601	5,601
	-	5,601	5,601
	$ -	$ 5,601	$ 5,601
Liabilities and Equity			
Current liabilities			
Accounts payable	$ -	$ -	$ -
	-	-	-
Note Payable - Developer	-	5,601	5,601
Note Payable - Developer interest	-	-	-
Total liabilities	-	5,601	5,601
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	-	-	-
	-	-	-
	$ -	$ 5,601	$ 5,601

Windler Business Improvement District No. 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 12 Months Ended December, 2024
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Developer advance	$ 51,000	$ 2,977	$ (48,023)
Misc Income	-	-	-
Interest income	-	-	-
	51,000	2,977	(48,023)
Expenditures			
Accounting	6,000	-	6,000
Directors fees	900	-	900
Insurance/SDA Dues	3,000	2,977	23
Legal	22,500	-	22,500
Management	3,500	-	3,500
Miscellaneous	2,000	-	2,000
Engineering	-	-	-
Treasurer's Fees	-	-	-
Contingency	11,963	-	11,963
Emergency Reserve	1,137	-	1,137
	51,000	2,977	48,023
Excess (deficiency) of revenues over expenditures	-	-	-
Fund balance - beginning	-	-	-
Fund balance - ending	$ -	$ -	$ -

Windler Business Improvement Districts No. 1 & No. 2
Financial Statements

June 30, 2025

SIMMONS & WHEELER, P.C. Certified Public Accountants
304 Inverness Way South, Suite 490, Englewood, CO 80112 (303) 689-0833

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Windler Business Improvement Districts No. 1 & No. 2

Management is responsible for the accompanying financial statements of each major fund of Windler Business Improvement Districts No. 1 & No. 2, as of and for the period ended June 30, 2025, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Windler Business Improvement Districts No. 1 & No. 2 because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

August 29, 2025
Englewood, Colorado

Windler Business Improvement District No. 1
Balance Sheet - Governmental Funds and Account Groups
June 30, 2025

For the 6 Months Ended June 30, 2025

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Cash in checking	$ 2,274	$ -	$ 2,274
Receivable from D2	5,601	-	5,601
Taxes Receivable	-	-	-
Prepaid Expenses	-	-	-
Accounts receivable - developer	-	-	-
	7,875	-	7,875
Other assets			
Improvements	-	-	-
Amount available in debt service fund	-	-	-
Amount to be provided for retirement of debt	-	65,171	65,171
	-	65,171	65,171
	$ 7,875	$ 65,171	$ 73,046
Liabilities and Equity			
Current liabilities			
Accounts payable	$ 3,290	$ -	$ 3,290
	3,290	-	3,290
Note Payable - Developer	-	57,137	57,137
Note Payable - Developer interest	-	8,034	8,034
Total liabilities	3,290	65,171	68,461
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	4,585	-	4,585
	4,585	-	4,585
	$ 7,875	$ 65,171	$ 73,046

Windler Business Improvement District No. 1
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 6 Months Ended June 30, 2025
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 11	$ 10	$ (1)
Specific ownership taxes	1	-	(1)
Developer advance	50,982	14,747	(36,235)
Misc Income	-	-	-
Interest income	-	-	-
	50,994	14,757	(36,237)
Expenditures			
Accounting	6,000	1,710	4,290
Directors fees	900	-	900
Insurance/SDA Dues	3,500	2,829	671
Legal	22,500	6,741	15,759
Election	1,000	3,378	(2,378)
Management	3,500	-	3,500
Miscellaneous	2,000	60	1,940
Treasurer's Fees	-	-	-
Contingency	10,412	-	10,412
Emergency Reserve	1,182	-	1,182
	50,994	14,718	36,276
Excess (deficiency) of revenues over expenditures	-	39	39
Fund balance - beginning	-	4,546	4,546
Fund balance - ending	$ -	$ 4,585	$ 4,585

Windler Business Improvement District No. 2
Balance Sheet - Governmental Funds and Account Groups
June 30, 2025

For the 6 Months Ended June 30, 2025

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Cash in checking	$ -	$ -	$ -
Prepaid Expenses	-	-	-
Accounts receivable - developer	5,601	-	5,601
	5,601	-	5,601
Other assets			
Improvements	-	-	-
Amount available in debt service fu	-	-	-
Amount to be provided for retirement of debt	-	8,428	8,428
	-	8,428	8,428
	$ 5,601	$ 8,428	$ 14,029
Liabilities and Equity			
Current liabilities			
Payable to Winder BID 1	$ 5,601	$ -	$ 5,601
	5,601	-	5,601
Note Payable - Developer	-	8,428	8,428
Note Payable - Developer interest	-	-	-
Total liabilities	5,601	8,428	14,029
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	-	-	-
	-	-	-
	$ 5,601	$ 8,428	$ 14,029

Windler Business Improvement District No. 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the 6 Months Ended June 30, 2025
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Developer advance	$ 51,000	$ 2,827	$ (48,173)
Misc Income	-	-	-
Interest income	-	-	-
	51,000	2,827	(48,173)
Expenditures			
Accounting	6,000	-	6,000
Directors fees	900	-	900
Insurance/SDA Dues	3,000	2,827	173
Legal	22,500	-	22,500
Management	3,500	-	3,500
Miscellaneous	2,000	-	2,000
Engineering	-	-	-
Treasurer's Fees	-	-	-
Contingency	11,963	-	11,963
Emergency Reserve	1,137	-	1,137
	51,000	2,827	48,173
Excess (deficiency) of revenues over expenditures	-	-	-
Fund balance - beginning	-	-	-
Fund balance - ending	$ -	$ -	$ -

EXHIBIT C

DISTRICT CONTACT INFORMATION

District Representative Contact:

Clint C. Waldron, Esq.
2154 E Commons Avenue, Suite 2000
Centennial, CO 80122
Work: 303-858-1800
Email: cwaldron@wbapc.com

Megan J. Murphy, Esq.
2154 E Commons Avenue, Suite 2000
Centennial, CO 80122
Work: 303-858-1800
Email: mmurphy@wbapc.com

District Accountant:

Diane Wheeler
304 Inverness Way South
Suite 490
Englewood, CO 80112
Work: 303-689-0833
Email: diane@simmonswheeler.com



Planning and Business Development
15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Windler Homestead No. 2 Business Improvement District

September 22, 2025

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

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9/22/2025 I:\GIS\ArcGIS_Pro_Projects\Planning\ODA\BID_Maps\Windler2_BID.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Operating Plan and Budget – Fitzsimons Business Improvement District (BID) (Resolution)
Item Initiator: Michael Kerrigan, Special District Administrator, Development Services
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item as Proposed at Policy Committee

☒ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Fitzsimons Business Improvement District (BID) in 2011 via ordinance number 2011-31. The BID is generally located on Ursula St. between 23rd St. and Montview Blvd. and exists primarily to manage parking. State statute requires that the BID file its proposed annual budget for the upcoming year with the City Clerk for City Council review and approval.

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

The attached resolution will approve the Fitzsimons Business Improvement District 2026 operating plan and budget. The operating plan anticipates $14,883 of revenues from a square foot charge of commercial space within the BID. Expenditures are expected to be $14,883. The BID plans to spend its resources primarily on parking enforcement and administrative costs such as accounting, insurance, and legal costs. The BID does not anticipate any major public improvements for 2026.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does the Council support approval of the resolution and wish to forward this item to the City Council Meeting as proposed?

LEGAL COMMENTS

No business improvement district shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the municipality within which it is located has approved an operating plan and budget for the district. See Sec. 31-25-1211, C.R.S (Rulla)

RESOLUTION NO. R2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE 2026 OPERATING PLAN AND BUDGET FOR THE FITZSIMONS BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the City Council (the "Council") of the City of Aurora, Colorado (the "City"), is vested with jurisdiction to create one or more districts within City boundaries pursuant to the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. (the "Act"); and

WHEREAS, pursuant to the Act, the Council has adopted Ordinance No. 2011-31 organizing the Fitzsimons Business Improvement District (the "District") and appointing the District's initial Board of Directors (the "Board"); and

WHEREAS, Section 31-25-1211, C.R.S., provides that no district created under the Act shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the City has approved an operating plan and budget for the district; and

WHEREAS, the Board has approved a 2026 District operating plan and budget (the "2026 Operating Plan and Budget") for submittal to the City, which Operating Plan and Budget are in full compliance with the requirements of the Act; and

WHEREAS, the Council finds and determines that the approval of the 2026 Operating Plan and Budget in the form presented to the Council at this meeting is in the best interests of both the City and the District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The 2026 Operating Plan and Budget for the Fitzsimons Business Improvement District are hereby approved, including the declaration of public interest and necessity for improvements contained therein.

Section 2. All resolutions or parts of resolutions of the City of Aurora, Colorado, in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

2026 OPERATING PLAN AND BUDGET

FITZSIMONS BUSINESS IMPROVEMENT DISTRICT

Spencer Fane LLP

FITZSIMONS BUSINESS IMPROVEMENT DISTRICT
2026 OPERATING PLAN

I. SUMMARY

The Fitzsimons Business Improvement District ("BID") is an assessment district designed to improve the economic vitality, value, and overall commercial appeal of the Ursula Street commercial area through public parking management, signage, enforcement, and streetscape improvements between 23rd Street and the southern boundary of The Square at Fitzsimons Filing No. 1, Adams County, in the City of Aurora, Colorado. The BID is financed through charges based on the costs of its improvements and services and the building square footage of commercial property.

BID services are in addition to the services in the area currently provided by the City of Aurora.

Name: Fitzsimons Business Improvement District

Boundaries: The Service Area is The Square at Fitzsimons Filing No. 1, Adams County, City of Aurora, Colorado, and the streets as shown on the BID Service Area and boundary map attached as Exhibit A, Pages 1 and 2.

BID Programs: The overall goal of the BID is economic development of the commercial property within the BID's service area. BID functions are as follows:

Parking services and public improvements including:
* Parking management
* Signage, including designation of parking spaces for business, parking times, and restrictions

Establishing a District Identity and Image including:
* Signage, wayfinding and gateways
* Design and/or implementation of streetscape and landscape improvements

Basis of Accounting: The basis of accounting utilized in preparation for the 2026 budget for the BID is cash basis. The BID's budget includes projected revenues and expenditures for its general operation fund.

Budget: Approximately $14,884 will be raised in 2026 through charges per square foot of commercial buildings in the BID based upon the costs of BID administration, services, and improvements.

Methodology: In order to allocate the costs of the services and improvements to be furnished by the BID in a way that most closely reflects its benefits,

the BID will collect charges per square foot levied on commercial property. The estimated annual charge for 2026 will be $0.8337/square foot.

Term: The BID is a perpetual BID with a City Council review period every five years if desired by the Council. The review will allow for appropriate adjustments to the charge methodology and/or programming and will allow business and property owners to address and respond to changes as they occur in the BID.

City Service: BID services will be in addition to any City services currently provided.

Governance: The BID is managed by a 5-member Board of Directors, all of whom are voting members. The Board represents a diverse mix of commercial properties. The Board of Directors currently has two vacancies. Upon approval of the Board of Directors, the BID may submit a request to the City to fill said vacancy(ies) with qualified individual(s).

Dissolution: The BID may be dissolved if property owners representing more than 50% of total commercial acreage and assessed value submit a petition to dissolve it or if the BID fails to submit an operating budget for two successive years and dissolution is approved by City Council.

II. RECAP OF 2025 BID ACTIVITIES

In 2025, the BID enforced and monitored parking activities.

III. FITZSIMONS BID 2026 OPERATING PLAN

As determined by area property owners and business owners, the top priorities for improvements and activities within the BID include the below listed items. In addition, the BID is continuing to work cooperatively with the Fitzsimons Redevelopment Authority ("FRA") to coordinate access to future FRA projects with the need to maintain and maximize available parking within the BID.

BID Programs: The following narrative lists BID programs for operating year 2026. The Board may amend program activities in the subsequent years within the general categories authorized by state law and in future approved annual operating plans and budgets. Final programs and budgets will be subject to the annual review and approval of the BID Board of Directors.

Parking Management: The commercial area in the BID has limited parking. The property owners and tenants have identified problems with parking spaces being used for long-term purposes and for distant destinations. There are approximately 108 on-street parking spaces available. The primary purposes of the BID are to obtain the ability to control the parking spaces so they may be better utilized for the commercial businesses near the spaces, to develop and implement a parking management program, and to take steps to improve parking utilization and turnover. The expectation is that BID parking management may include signs, space designations, and parking duration limits.

The BID may furnish:

* Design, planning, financing, installation, operation, maintenance, removal and replacement of signs along the City streets within the BID, or placement in parking lanes, and/or on sidewalks in and adjacent to the premises (i.e. the defined on-street parking space areas as shown on a map attached as Exhibit B). The signs may limit parking times and/or designate allowable uses of parking spaces or areas for particular purposes, and/or words to the effect that parking restrictions will be enforced, potentially including the violators' vehicles will be towed at vehicle owner's expense;

* Removing cars at the vehicle owner's expense in substantially the same manner as a private property owner may remove vehicles when parked in violation of comparable signs;

* Creation of parking management plans;

* Promotion of special events; and

* Parking striping.

District Identity: In order to create a greater sense that the area is a cohesive commercial district, the following initiatives are recommended:

Visual Identity intended to promote the overall economic health and attractiveness of the area and augment a sense of visual identity, including:

* Gateway signs and/or treatments

* Street furniture and amenities

* Streetscape and landscape design and implementation

* Seasonal banners and decorations
* Maintenance

Capital Improvements such as streetscape, sidewalk and curb improvements. The BID can issue bonds to pay for capital improvements if the BID voters approve the bonds in an election, the Board chooses to do so, and the use of bonds is approved by the City Council in a future Operating Plan. There are no bonds authorized by this Operating Plan. BID funds can be used to match and leverage funds and other resources. There is public interest and necessity for the improvements described herein.

BID Operations: In order for the BID to effectively work for a more successful commercial area, it is recommended that BID contract personnel, with guidance from the BID Board, should implement the following tasks and activities:

* Maintain communication with City Council, City staff and other civic leaders, other BID's and constituencies as needed;

* Manage and support BID programs; and

* Be a point of contact for BID property owners and commercial lessees through periodic discussions, email, in-store visits, and meetings and forums to keep them apprised of the BID's activities.

There are several ways in which the BID Board can determine to manage and staff its programs, including hiring staff and/or contracting with professional(s) to carry out BID programs. Currently, BID tasks are performed by private contractors paid by the BID.

IV. BID 2026 BUDGET

The BID Board will hold a public hearing and adopt the final budget as required by the Colorado Local Government Budget Law.

As shown in Exhibit C, the proposed 2026 budgeted expenditures will be approximately $14,884, which includes parking enforcement, as shown in the budget, and budgeted revenue of $14,884 to be raised through an estimated $0.8337 per square foot charge on commercial uses/buildings within the BID.

The BID will operate in accordance with the terms of the Business Improvement District

Act. The last sentence of Section 31-25-1203(10) states: "Property which is not commercial property and which is within the "service area" of a district shall not be subject to the revenue-raising powers of the district until it becomes commercial property and is included within the district's boundaries, as provided in Section 31-23-1208." Therefore, residential properties within the BID will not pay the BID's per square foot charges.

Charge Methodology: Under Colorado statutes, business improvement districts can generate revenues through several methods, including charges for services rendered by the district, taxes, special assessments, or a combination of any of these. In order to allocate the costs of the improvements and services to be furnished by the BID in a way that most closely reflects the benefits conferred upon the businesses and commercial properties in the BID, the BID shall be authorized to determine, impose and collect charges based upon costs and the square footage of commercial property located in the District. The charges will continue to be a flat rate per square foot but may vary in the future based on parking and service-related factors.

V. BID GOVERNANCE AND PROGRAM MANAGEMENT

The BID is managed by a Board of Directors consisting of five (5) electors, all of whom are voting members. The BID Board has the following responsibilities:

* Prepare and file the annual BID operating plan and budget with the City in accordance with state legal requirements and ensure compliance with other state laws.

* Provide direction and coordination in carrying out BID funded improvements and services.

The current Board members are:

1) Carole Olite
2) Michelle Smith
3) Scott Procop
4) Vacancy
5) Vacancy

VI. CITY SERVICES

BID services are in addition to any City services currently provided in the area.

VII. TERM

The BID has perpetual existence with a review period every five (5) years. The review will allow for appropriate adjustments to the BID boundary, charge methodology and/or programming. The review also allows business and property owners to address and respond to changes as they occur in the area.

VIII. CONTACT INFORMATION

BID Contact Person:

Spencer Fane LLP
Attn: Nicole Peykov
1700 Lincoln Street, Suite 2000
Denver, CO 80203
303-839-3800
npeykov@spencerfane.com

BID Accountant:

Michelle Smith
4582 S. Ulster Street, Suite 1700
Denver, CO 80237
303-691-4550

Auditor: Not Applicable. The District qualified for an audit exemption under state law.

EXHIBIT A
(SERVICE AREA AND BOUNDARY MAP)

EXHIBIT A
MAP OF THE BID SERVICE AREA

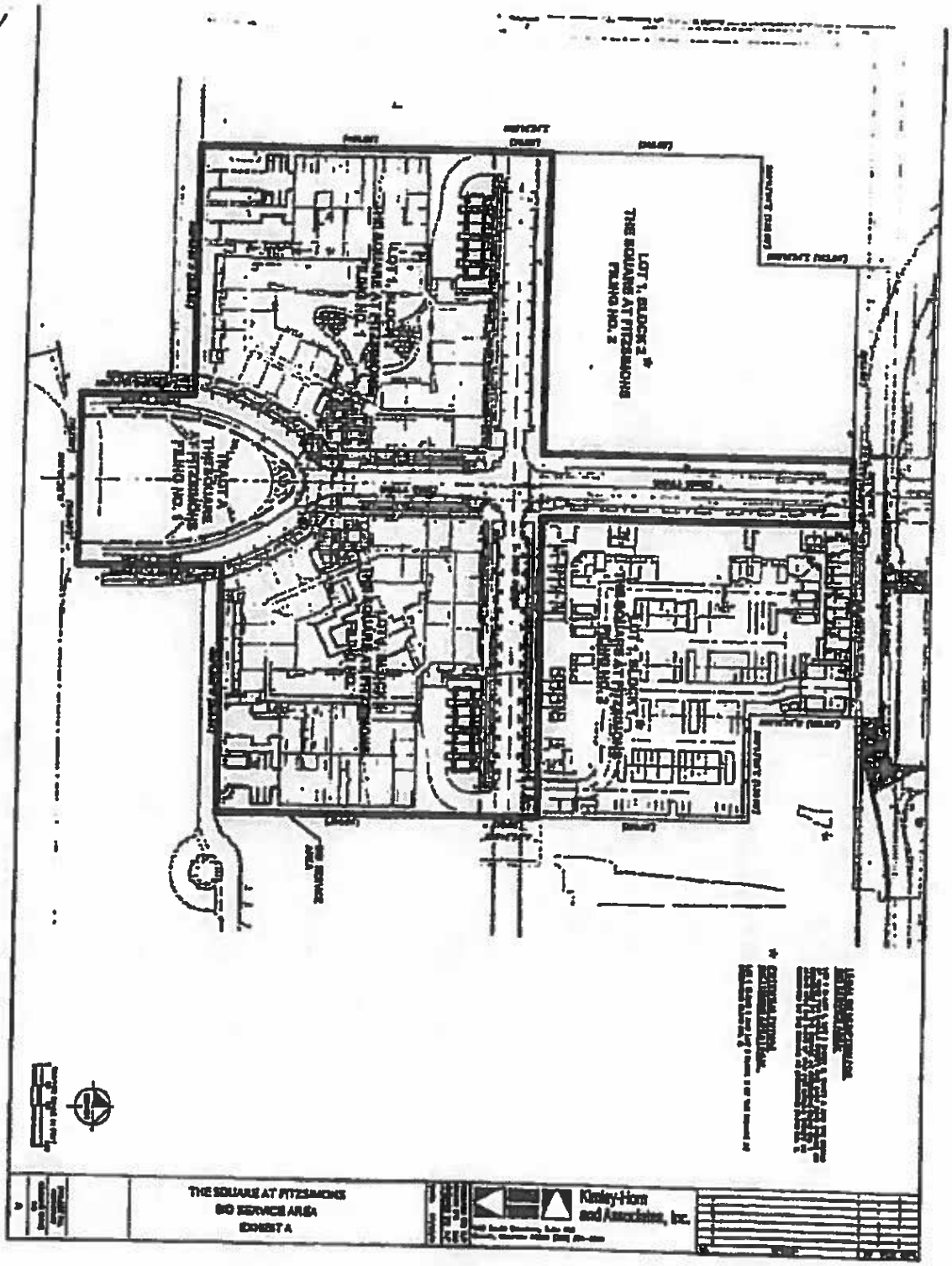
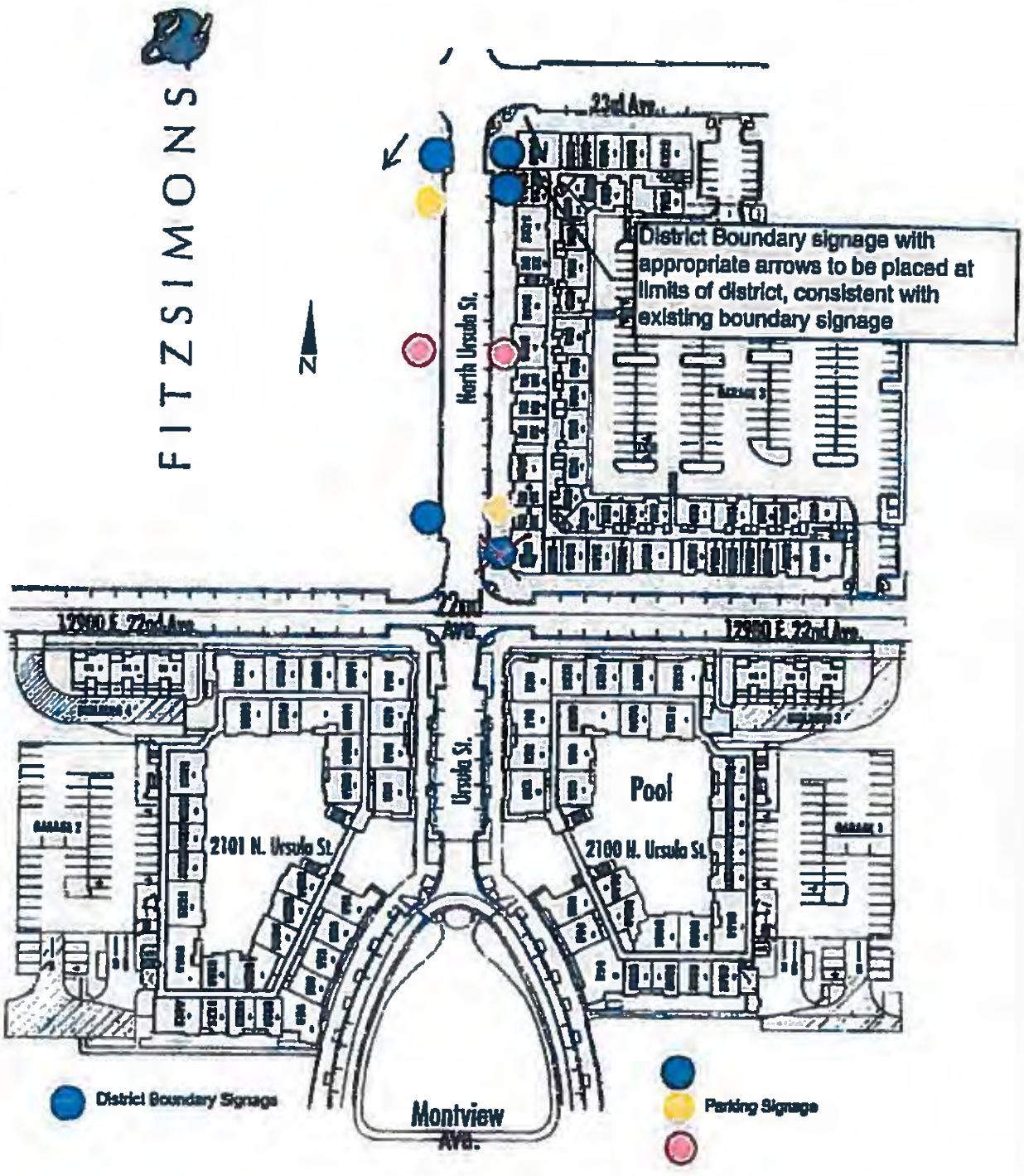
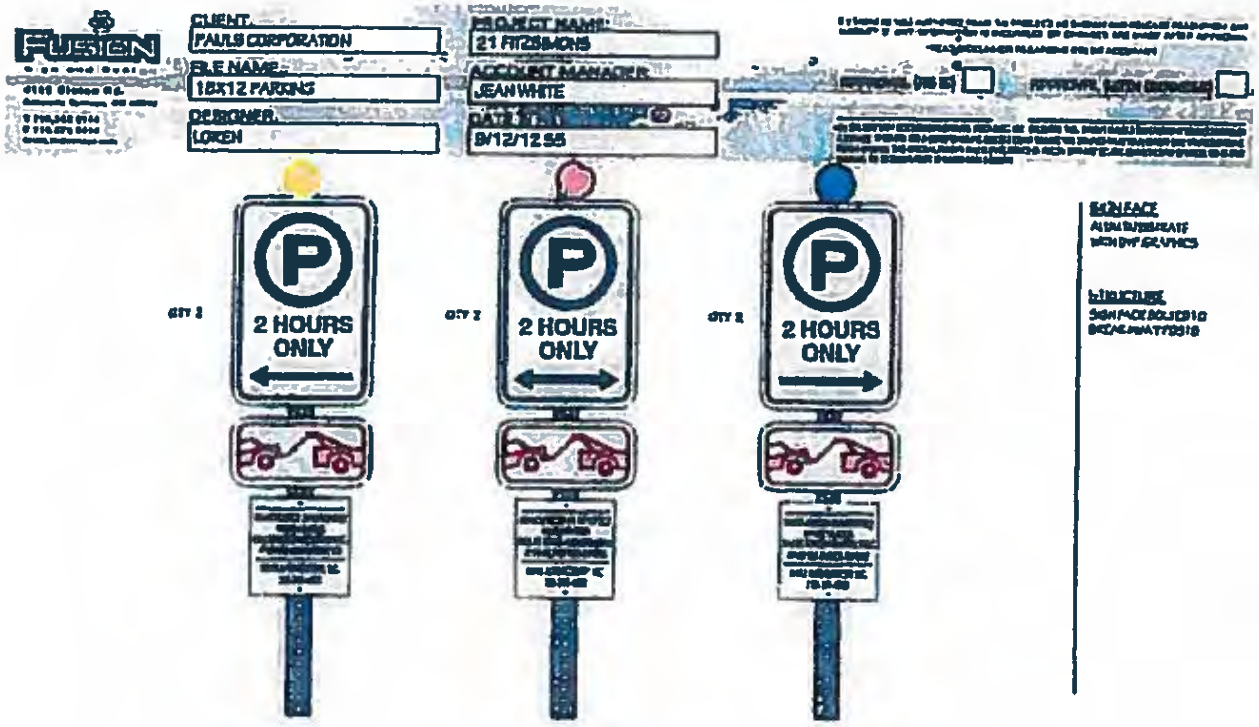


EXHIBIT B
(PARKING SPACE MAP)



2100 n ursula st. • aurora • co 80045 • p: 303-363-0021 • f: 303-363-0023 • www.21fitzsimons.com

Features and amenities are subject to change


FUSION
CLIENT:
PAULS CORPORATION
FILE NAME:
18X12 PARKING
DESIGNER:
LOREN
PROJECT NAME:
21 FITZSIMONS
ACCOUNT MANAGER:
JEAN WHITE
DATE:
9/12/12 55
P
2 HOURS
ONLY
QTY 2
QTY 2
QTY 2
SIGN FACE
STRUCTURE

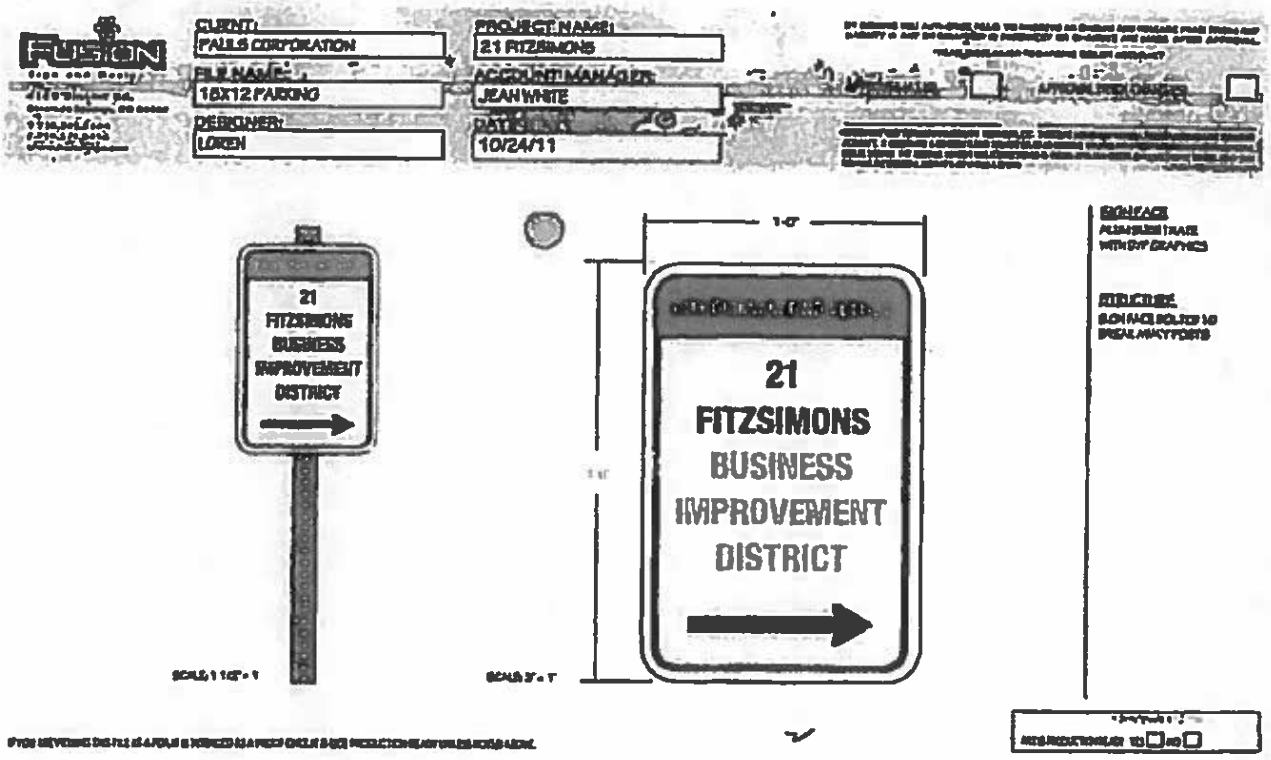

FUSION
CLIENT:
FALLS CORPORATION
PROJECT NAME:
21 FITZSIMONS
FILE NAME:
18X12 PARKING
ACCOUNT MANAGER:
JEAN WHITE
DESIGNER:
LOREN
DATE:
10/24/11
21
FITZSIMONS
BUSINESS
IMPROVEMENT
DISTRICT
21
FITZSIMONS
BUSINESS
IMPROVEMENT
DISTRICT

EXHIBIT C
(2026 Budget)

Fitzsimons Business Improvement District
2026 Budget
September 22, 2025

INCOME STATEMENT	2024 Actual	2025 Budget	2025 Estimated	2026 Budget
REVENUE				
BID Fee Revenue	18,295.91	14,960.00	10,701.28	14,883.63
Fund Advance				
Other				
Interest				
Total Revenue	18,295.91	14,960.00	10,701.28	14,883.63
EXPENSES				
Accounting	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
Advance Reimbursement	0.00	0.00	0.00	0.00
Audit	0.00	0.00	0.00	0.00
Bank Service Charge	0.00	0.00	0.00	0.00
Dues & Memberships*	(232.78)	(3,060.00)	(2,983.63)	(2,983.63)
Insurance	(1,400.00)	(1,400.00)	(1,400.00)	(1,400.00)
Legal	(3,101.50)	(4,000.00)	(7,987.18)	(4,000.00)
Marketing & Promotions	0.00	0.00	0.00	0.00
Emergency Reserves (3% of expense)	0.00	0.00	0.00	0.00
Other Purchased Services	0.00	0.00	0.00	0.00
Total Expenses	(4,734.28)	(8,460.00)	(12,370.81)	(8,383.63)
CAPITAL EXPENDITURES				
Parking Enforcement	(6,500.00)	(6,500.00)	(6,500.00)	(6,500.00)
Landscaping	0.00	0.00	0.00	0.00
Parking Striping	0.00	0.00	0.00	0.00
Signs	0.00	0.00	0.00	0.00
Sign Posts/Installation	0.00	0.00	0.00	0.00
Total Capital Spending	(6,500.00)	(6,500.00)	(6,500.00)	(6,500.00)
Total Expenditures	(11,234.28)	(14,960.00)	(18,870.81)	(14,883.63)
NET REVENUES	7,061.63	0.00	(8,169.53)	0.00
Fund Balance - Beginning of Year	8,075.72	15,137.35	15,137.35	6,967.82
Fund Balance - End of Year	15,137.35	15,137.35	6,967.82	6,967.82

* Amount includes the new required budget review fee of $2,740, plus membership fee of $243.63

Fitzsimons Business Improvement District
Attn: Michelle Smith
4582 South Ulster St., Suite 1700
Denver, CO 80237
(303) 691-4550

The Fitzsimons Business Improvement District (BID) was formed to improve the economic vitality, value and overall commercial appeal of the Ursula Street and E. 22nd Avenue commercial area thru public parking management, signage, enforcement and streetscape improvements between 23rd Street and the southern boundary of The Square at Fitzsimons Filing No. 1, Adams County.

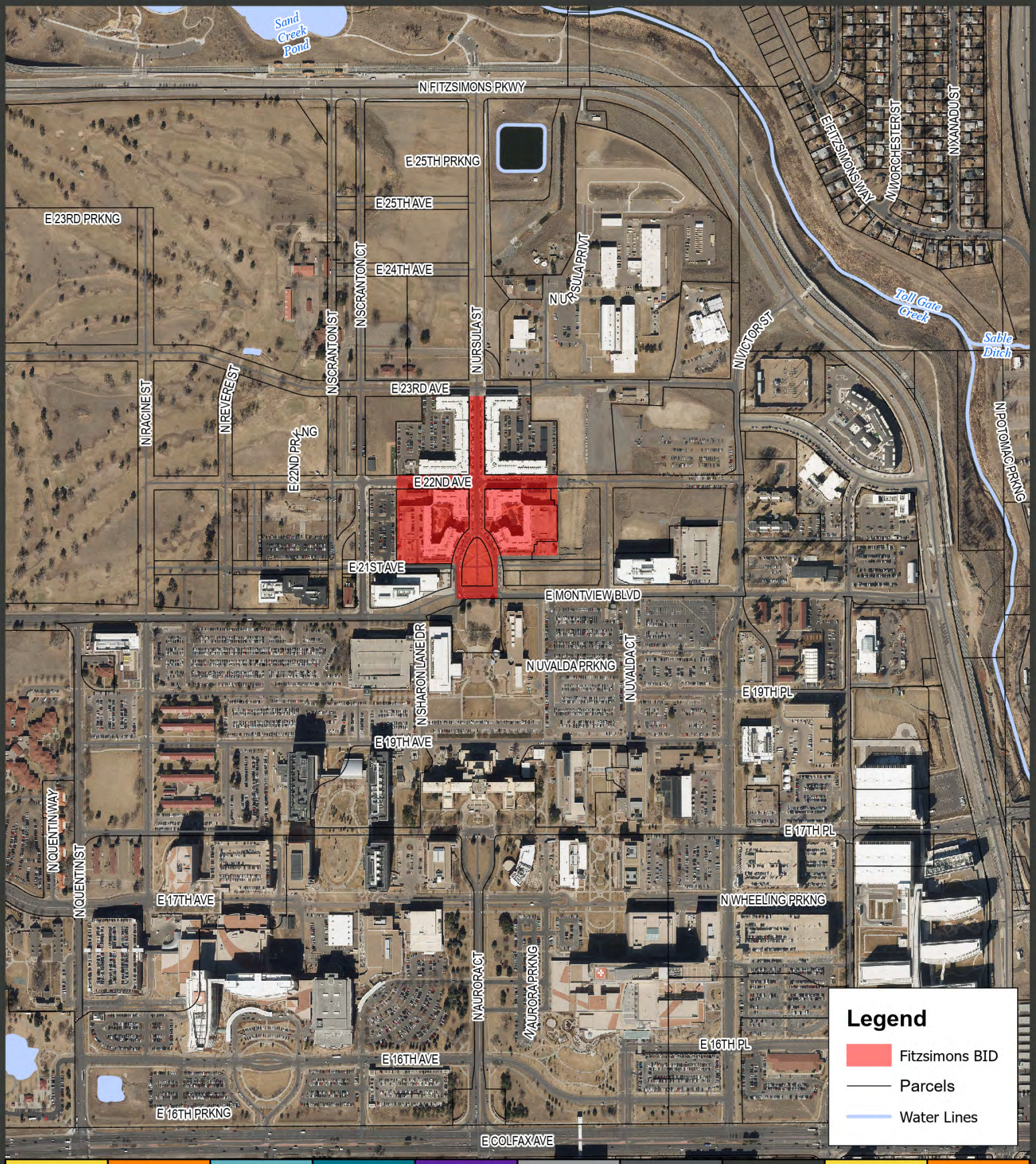
In order to allocate the costs of the services and improvements to be furnished by the BID in a way that most closely reflects its benefits, the BID will collect charges per square foot levied on commercial property on an annual basis.

2026 Calculation of Charges **2026 Budgeted Expenses** $14,883.63 $0.8337

Bldg. No.	Ste. No.	Address	Tenant Name	Bill To:	Billing Address:	Retail S.F.	Charge PSF	Charge
1	20	2100 North Ursula	Vacant	21 Fitz	2100 N Ursula St., #20, Aurora, CO 80045	4,400	$0.8337	3,668.38
1	30	2100 North Ursula	Lost Coffee	Lost Coffee	2100 N Ursula St., #30, Aurora, CO 80045	1,170	$0.8337	975.46
1	2100-45	2100 North Ursula	Sable and Siren Hair Co.	Sable and Siren Hair	2100 N Ursula St. #2100-45	682	$0.8337	568.60
2	23	2101 North Ursula	Milieu Fermentation	Milieu Fermentation	2101 N Ursula St., #23, Aurora, CO 80045	2,740	$0.8337	2,284.40
2	25	2101 North Ursula	El Meson de Liz	El Meson De Liz Mexican	2101 N Ursula St., #25, Aurora, CO 80045	2,939	$0.8337	2,450.31
3	35	2103 North Ursula	ProCare Pharmacy	ProCare Pharmacy (CVS	One CVS Drive, MC 1105, Woonsocket, RI 02895	2,578	$0.8337	2,149.34
3	45 & 55	2103 North Ursula	Little Hands Daycare	21 Fitz	4582 South Ulster St. Suite 1700 Attn: Michelle Smith, Denver, CO 80237	3,343	$0.8337	2,787.14
			Total			**17,852**		**14,883.63**

Revenue Notes:

* Parking expense estimated at $24,000 a year. A portion of the expense is being passed through the BID.
* 2024 revenue exceeded budget due to CVS back payments for 2020-2023
* 2025 revenue is currently trending below budget due to non-payment from Sable & Siren and Cedar Creek. Milieu mailed 2nd half which should arrive this week - total rev includes this amount.
* Corrected the 2024 beginning balance to reflect Lost Coffee's 2023 overpayment of $825.47, which was applied to their 2024 invoice instead of refunded



Planning and Business Development
15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Fitzsimons Business Improvement District

September 22, 2025

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

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9/22/2025 I:\GIS\ArcGIS_Pro_Projects\Planning\ODA\BID_Maps\Fitzsimons_BID.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Operating Plan and Budget – Tower Business Improvement District (BID) (Resolution)
Item Initiator: Michael Kerrigan, Special District Administrator, Development Services
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Policy Committee

☒ Approve Item and Move Forward to Regular Meeting

☒ Approve Item as Proposed at Study Session

☐ Information Only

☐ Approve Item as Proposed at Regular Meeting

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Tower Business Improvement District (BID) in 2019 via ordinance number 2019-71. The BID is generally bounded by 38th Avenue on the north, Picadilly Road on the west, 26th Avenue on the south, and E-470 on the east and includes approximately 538 acres. State statute requires that the BID file its proposed annual budget for the upcoming year with the City Clerk for City Council review and approval.

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

The attached resolution will approve the Tower Business Improvement District 2026 operating plan and budget. The operating plan anticipates imposing a property tax of 2.238 mills to generate its $178,014 of revenues and spending $75,000 for its expected expenditures. The BID plans to spend its resources primarily on administrative expenses such as accounting, insurance, and legal; it also anticipates spending a portion of its resources on engineering in 2026. The BID does not anticipate any major public improvements for 2026.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does the Council support approval of the resolution and wish to forward this item to the City Council Meeting as proposed?

LEGAL COMMENTS

No business improvement district shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the municipality within which it is located has approved an operating plan and budget for the district. See Sec. 31-25-1211, C.R.S (Rulla)

RESOLUTION NO. R2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE 2026 OPERATING PLAN AND BUDGET FOR THE TOWER BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the City Council (the "Council") of the City of Aurora, Colorado (the "City"), is vested with jurisdiction to create one or more districts within City boundaries pursuant to the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. (the "Act"); and

WHEREAS, pursuant to the Act, the Council has adopted Ordinance No. 2019-71 organizing the Tower Business Improvement District (the "District") and appointing the District's initial Board of Directors (the "Board"); and

WHEREAS, Section 31-25-1211, C.R.S., provides that no district created under the Act shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the City has approved an operating plan and budget for the district; and

WHEREAS, the Board has approved a 2026 District operating plan and budget (the "2026 Operating Plan and Budget") for submittal to the City, which Operating Plan and Budget are in full compliance with the requirements of the Act; and

WHEREAS, the Council finds and determines that the approval of the 2026 Operating Plan and Budget in the form presented to the Council at this meeting is in the best interests of both the City and the District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The 2026 Operating Plan and Budget for the Tower Business Improvement District are hereby approved, including the declaration of public interest and necessity for improvements contained therein.

Section 2. All resolutions or parts of resolutions of the City of Aurora, Colorado, in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____ RLA
BRIAN J. RULLA, Assistant City Attorney

2026 OPERATING PLAN AND BUDGET

TOWER BUSINESS IMPROVEMENT DISTRICT

City of Aurora, Adams County, Colorado

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EXHIBITS

EXHIBIT A – Director and Other Contact Information
EXHIBIT B – BID Budget 2026
EXHIBIT C – District Boundary Legal Description
EXHIBIT D – District Boundary Map

2026
OPERATING PLAN FOR THE
TOWER BUSINESS IMPROVEMENT DISTRICT

1. PURPOSE AND SCOPE OF THIS DISTRICT

A. Requirement for this Operating Plan. The Business Improvement District Act, specifically Section 31-25-1211, C.R.S., requires that the Tower Business Improvement District (the "District") file an operating plan and budget with the City Clerk no later than September 30 of each year.

Under the statute, the City is to approve the operating plan and budget within 30 days of the submittal of all required information.

The District operates under the authorities and powers allowed under the Business Improvement District Act, Section 31-25-1201, *et seq.*, C.R.S., as amended, as further described and limited by this Operating Plan.

B. What Must Be Included in the Operating Plan? Pursuant to the provisions of the Business Improvement District Act, Section 31-25-1201, *et seq.*, C.R.S., as amended ("Business Improvement District Act"), this Operating Plan specifically identifies: (1) the composition of the Board of Directors; (2) the services and improvements to be provided by the District; (3) the taxes, fees, and assessments to be imposed by the District; (4) the estimated principal amount of the bonds to be issued by the District; and (5) such other information as the City may require.

C. Purposes. As may be further articulated in prior years' Operating Plans, the ongoing and/or contemplated purposes of this District for 2026 include principally the financing, acquisition, construction, completion, installation, replacement and/or operation and maintenance of sources of power that will serve the development within the District, including without limitation natural gas, electricity and solar installations, but the District shall also be empowered to provide the services and public improvements allowed under Colorado law for business improvement districts. **The provision of these services will be coordinated with the Tower Metropolitan District ("Tower") which the boundaries of the District overlap in part. The District's activities will neither interfere with nor duplicate those undertaken by Tower.**

D. Ownership of Property or Major Assets. The District will own public improvements, easements and land as required if they are not otherwise dedicated to the City or other public entities or public utilities for operation and maintenance.

E. Contracts and Agreements. It is anticipated that the District will enter into various agreements as required to facilitate the funding, construction, operation and maintenance of public improvements. The District may enter into agreements with the City and the Tower Metropolitan District to accommodate the provision of improvements and services.

2. ORGANIZATION AND COMPOSITION OF THE BOARD OF DIRECTORS

A. Organization. The Tower Business Improvement District was organized by the City of Aurora pursuant to Ordinance No. 2019-71 on October 21, 2019.

B. Governance. Pursuant to Section 31-25-1209(1)(b), C.R.S., the City of Aurora appointed the board of directors for the District, which shall have up to five members. Each member shall be an elector of the District.

C. Current Board. The District is managed by a Board of Directors consisting of five electors all of whom shall be voting members. The current Board members are listed below. Upon a vacancy on the Board of Directors, the City Council shall appoint a successor by resolution within thirty days of the vacancy.

1. Randall C. Hertel
2. Michael M. Wafer
3. Jack "Skip" Bailey, Jr.
4. Michael V. Kapoor
5. Jonathan Hertel

Director and other pertinent contact information are provided in **EXHIBIT A**.

D. Term Limits. The District's election on November 5, 2019 included a ballot question to eliminate term limits pursuant to Article 18, Section 11 of the Colorado Constitution. The question passed.

E. Advisory Board. The Board of Directors may appoint one or more advisory boards to assist the Board of Directors on such matters as the Board of Directors desires assistance. The Board of Directors shall, upon the appointment of an advisory board, set forth its duties, duration, and membership. The Board of Directors may provide rules of procedure for the advisory board or may delegate to the advisory board the authority to provide such rules. No advisory boards have yet been appointed.

3. BOUNDARIES, INCLUSIONS AND EXCLUSIONS

The District includes approximately 539 acres within its boundaries as described in **EXHIBIT C** and depicted in **EXHIBIT D**. In 2026 and subsequent years, the District may receive inclusion requests for additional property as boundaries are established and additional property owners participate in the District.

4. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

The District shall have the power and authority to provide the public improvements and related operation and maintenance services within and without the boundaries of the District as such power and authority is described in the Business Improvement District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein. The District shall have the authority to provide these improvements and services, but the revenue-raising

powers of the District to recoup the costs of extraterritorial improvements and services shall be as limited by state law and as limited by this Operating Plan. The District will only provide improvements and services within the boundaries of the District and directly adjacent property to the extent required to facilitate the construction and operation of the District improvements. The District will not provide improvements or services that duplicate any improvements or services provided by Tower though the two entities will have the authority to cooperate in the extension of facilities and improvements beneficial to both, or where efficiencies in the development process may be gained.

Subject to the foregoing limitation concerning cooperation with Tower, the public improvements that the District anticipates it will construct, install or cause to be constructed and installed, include those public improvements the costs of which may, in accordance with the Business Improvement District Act, lawfully be paid for by the District, including, without limitation safety protection devices, marketing, streetscape improvements, street improvements, curbs, gutters, culverts, drainage facilities, sidewalks, parking facilities, paving, lighting, grading, landscaping and storm and wastewater management facilities and associated land acquisition and remediation (the "Public Improvements").

A. Operations and Maintenance Limitation. Included within the District's boundaries is 538 acres owned by MCCII that is also included within Tower's boundaries. The proposed development will contain significant industrial and warehouse and distribution facilities. Associated with all of the new development is the need for the financing of power sources and facilities that will serve the development, including without limitation natural gas, electricity and solar installations.

Tower does not have the statutory authority to pay for such improvements. The District does, and its creation is intended to fund those improvements in addition to the services and public improvements allowed under Colorado law for business improvement districts, generally. The provision of these improvements and services will be coordinated with Tower which the boundaries of the District overlap in part. The District's activities will neither interfere with nor duplicate those undertaken by Tower though the two entities will have the authority to cooperate in the extension of facilities and improvements beneficial to both, or where efficiencies in the development process may be gained.

The appropriate limitations contained in the City's metro district model service plan have been incorporated in the proposed Operating Plan that operates in many of the same ways to guide the District's activities. However, the fifty mill cap included in this Operating Plan is inclusive of operations and administration costs in addition to debt service. The initial maximum debt authorization is $10,000,000.

B. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The District will obtain the City's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

C. Privately Placed Debt Limitation. Prior to the issuance of any privately placed debt for capital related costs, the District shall obtain the certification of an External Financial Advisor regarding the fairness and feasibility of the interest rate and the structure of the debt substantially as follows:

> We are [I am] an external financial advisor. [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

D. Fee Limitation. The District may impose and collect fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any fee imposed upon or collected from taxable property for the purpose of funding operation and maintenance costs of the District. For purposes of this section, "End User" shall mean any owner, or tenant of any owner, of any taxable improvement within the District who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy (as defined below).

E. Bankruptcy Limitation. All of the limitations contained in this Operating Plan have been established under the authority of the City to approve an Operating Plan with conditions pursuant to Section 31-25-1211, C.R.S. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent an amendment to the Operating Plan; and

(b) Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable nonbankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any debt, issued with a pledge or which results in a pledge, shall not be an authorized issuance of debt unless the City has approved the operating plan and budget for the District.

5. ADMINISTRATION, OPERATIONS, SERVICES AND MAINTENANCE

The District shall provide for ownership, operation, and maintenance of District facilities as activities of the District itself or by contract with other units of government or the private sector.

6. FINANCIAL PLAN AND BUDGET

A. 2026 Budget. The proposed 2026 Budget for the District is attached as **EXHIBIT B**.

B. Authorized Indebtedness. The District held an election on November 5, 2019 for the purpose of authorizing debt, taxes, revenue limits, spending limits, special assessments, and such other matters as may be necessary or convenient for the implementation of Art. X., Sec. 20 of the Colorado Constitution, and the Operating Plan. The initial maximum debt authorization for the District shall be $10,000,000.00.

C. Property Tax and Mill Levy Caps. The District's taxing ability shall be constrained to mill levy limitations of up to 50 mills for debt service, general operations and administrative expenses due to the on-going operations and maintenance to be undertaken by the District within its boundaries. The mill levy cap set forth in this paragraph may be subject to upward or downward adjustments addressing any abatement or statutory, legislative, or constitutional changes that adjust or impact the assessed or actual valuation of property or the assessment ratio pursuant to which taxes are calculated occurring after, but not before, January 1, 2004. Such upward or downward adjustments are to be determined by the Board of Directors in good faith (such determination to be binding and final) so that to the extent possible, the actual revenue generated by the mill levy, as adjusted for changes occurring after January 1, 2004, are neither diminished nor enhanced as a result of such changes.

D. District Revenues. The District anticipates receiving property tax revenues. The District may also be the beneficiary of revenues derived from a privately imposed public improvement fee and any other lawful revenue source.

E. Existing Debt Obligations. The District does not have any existing debt obligations.

F. Future Debt Obligations. The District does not anticipate issuing debt in 2026.

G. Other Financial Obligations. The District may enter into agreements including reimbursement or similar agreements and leases; as well as agreements for ongoing services such as legal, administration, compliance, budget, audit, etc.

H. Non-Default Provisions. Limited tax general obligation bonds issued by the District shall be structured and/or credit enhancements provided such that the bonds cannot default as long as the District is imposing the required maximum allowed mill levy.

I. No City Obligations. The debt of the District will not constitute a debt or obligation of the City of Aurora in any manner. The faith and credit of the City of Aurora will not be pledged for the repayment of the debt of the District. This will be clearly stated on all offering circulars, prospectuses, or disclosure statements associated with any securities issued by the District.

7. 2026 ACTIVITIES, PROJECTS AND CHANGES

A. Activities, Projects, and Public Improvements.

The District will undertake projects and construction of Public Improvements as needed within the development in 2026.

B. Summary of 2026 Activities and Changes from Prior Year.

The District had development activity in 2025. It is anticipated that development activity will continue in 2026.

Boundary changes: Boundary changes are not anticipated to occur in 2026.

Changes to board or governance structure: The City Council appointed Jonathan Hertel to the Board of Directors in 2025. No changes to the Board of Directors are anticipated for the upcoming year.

Mill levy changes: The District imposed 2.5 mills in 2025 for general operating expenses and anticipates imposing 2.238 mills for general operating expenses in 2026 or 2.5 mills if the election to be held in November passes.

New, refinanced or fully discharged debt: The District does not anticipate issuing debt in 2026.

Elections: It is anticipated that the District's eligible electors will consider approval of the waiver of the 5.25% property tax limit as set forth in C.R.S. § 29-1-1702 at an election to be held on November 4, 2025. The District does not anticipate an election in 2026.

Major changes in development activity or valuation: The valuation of the property within the District's boundaries is anticipated to increase from $61,340,700 to $75,395,050 for the 2025 Levy Year/2026 Budget Year.

Ability to meet current financial obligations: See 2026 Budget attached as **EXHIBIT B**.

8. DISSOLUTION

The District is anticipated to have ongoing operations and maintenance obligations that will necessitate perpetual existence. However, the District may be dissolved under the conditions of Section 31-25-1225, C.R.S.

9. CONCLUSION

It is submitted that this Operating Plan and Budget for the District meets the requirements of the Business Improvement District Act and further meets applicable requirements of the Colorado Constitution and other law. It is further submitted that the types of services and improvements to

be provided by the District are those services and improvements which satisfy the purposes of Part 12 of Article 25 of Title 31, C.R.S.

EXHIBIT A
Director and Other Contact Information

BOARD OF DIRECTORS:

Randall C. Hertel
Michael M. Wafer
Jack "Skip" Bailey, Jr.
Michael V. Kapoor
Jonathan Hertel

DISTRICT CONTACT:

Nicole R. Peykov
Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, CO 80203
303-839-3800
npeykov@spencerfane.com

DISTRICT ACCOUNTANT:

Paul Niedermuller
CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111
Paul.niedermuller@claconnect.com

AUDITOR: Not applicable

EXHIBIT B
District Budget 2026

TOWER BUSINESS IMPROVEMENT DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

PRELIMINARY DRAFT - SUBJECT TO REVISION

TOWER BUSINESS IMPROVEMENT DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

9/10/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 77,304	$ 189,129	$ 211,381	$ 211,381	$ 260,905
REVENUES					
Property taxes	160,387	153,352	76,748	153,352	168,734
Specific ownership taxes	7,737	9,201	3,858	7,716	9,280
Other revenue	4,124	-	-	-	-
Total revenues	172,248	162,553	80,606	161,068	178,014
Total funds available	249,552	351,682	291,987	372,449	438,919
EXPENDITURES					
General and administrative					
Accounting	9,867	23,600	5,881	12,000	25,000
County Treasurer's Fee	2,468	2,300	1,151	2,300	2,531
Dues and Membership	-	2,500	-	-	2,500
Engineering	-	10,000	-	-	10,000
Insurance	-	500	-	-	500
District management	-	1,500	-	-	1,600
Election	-	1,500	44	44	-
Legal	8,336	15,000	6,034	13,000	16,000
Miscellaneous	-	2,000	-	-	3,000
Marketing	17,500	30,000	2,200	22,200	
Shuttle program	-	-	23,403	62,000	-
Contingency	-	11,100	-	-	13,869
Total expenditures	38,171	100,000	38,713	111,544	75,000
Total expenditures and transfers out requiring appropriation	38,171	100,000	38,713	111,544	75,000
ENDING FUND BALANCES	$ 211,381	$ 251,682	$ 253,274	$ 260,905	$ 363,919
EMERGENCY RESERVE	$ 5,200	$ 4,900	$ 2,500	$ 4,900	$ 5,400
AVAILABLE FOR OPERATIONS	206,181	246,782	250,774	256,005	358,519
TOTAL RESERVE	$ 211,381	$ 251,682	$ 253,274	$ 260,905	$ 363,919

TOWER BUSINESS IMPROVEMENT DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

9/10/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION					
Commercial	64,084,090	61,283,370	61,283,370	61,283,370	75,342,540
Agricultural	7,360	7,360	7,360	7,360	7,750
State assessed	63,230	49,970	49,970	49,970	44,760
Certified Assessed Value	$ 64,154,680	$ 61,340,700	$ 61,340,700	$ 61,340,700	$ 75,395,050
MILL LEVY					
General	2.500	2.500	2.500	2.500	2.238
Total mill levy	2.500	2.500	2.500	2.500	2.238
PROPERTY TAXES					
General	$ 160,387	$ 153,352	$ 153,352	$ 153,352	$ 168,734
Budgeted property taxes	$ 160,387	$ 153,352	$ 153,352	$ 153,352	$ 168,734
BUDGETED PROPERTY TAXES					
General	**$ 160,387**	**$ 153,352**	**$ 153,352**	**$ 153,352**	**$ 168,734**
	$ 160,387	**$ 153,352**	**$ 153,352**	**$ 153,352**	**$ 168,734**

TOWER BUSINESS IMPROVEMENT DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Tower Business Improvement District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado. The District was organized on October 21, 2019, and is governed according to the provisions of the Colorado Business Improvement Act (Section C.R.S. 31-25-1201, et seq., C.R.S.). The District's service area is located in the City of Aurora, Colorado.

The District was established for the purpose of designing, constructing, operating, maintaining, and financing public improvements and planning developmental activities; promotion and marketing of District activity; organization, promotion, marketing, and management of public events; activities supporting business recruitment, management, and development; security for businesses and public areas located within the District.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The District's Board of Directors certifies the mill levies to the County Treasurer by December 15. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the mill levy adopted by the District.

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

Category	Rate		Category	Rate
Single-Family Residential	6.25%		Agricultural Land	27.00%
Multi-Family Residential	6.25%		Renewable Energy Land	27.00%
Commercial	27.00%		Vacant Land	27.00%
Industrial	27.00%		Personal Property	27.00%
Lodging	27.00%		State Assessed	27.00%
			Oil & Gas Production	87.50%

Revenues (Continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5.5% of the property taxes collected.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Debt and Leases

The District does not have any debt. Additionally, the District has no operating or capital leases.

Reserve Funds

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2026, as defined under TABOR.

This information is an integral part of the accompanying budget.

EXHIBIT C
The Property Legal Description

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 TO BEAR NORTH 89°33'37" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE NORTH 89°33'37" EAST ALONG SAID NORTH LINE A DISTANCE OF 30 FEET TO THE EAST RIGHT-OF-WAY LINE OF PICADILLY ROAD AND THE POINT OF BEGINNING.

THENCE NORTH 89°33'37" EAST CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 2611.78 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 25;
THENCE NORTH 89°32'32" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 1321.75 FEET;
THENCE SOUTH 00°13'08" EAST A DISTANCE OF 1324.11 FEET;
THENCE NORTH 89°32'39" EAST A DISTANCE OF 931.29 FEET TO THE WESTERLY RIGHT-OF-WAY OF HIGHWAY E-470 AS DESCRIBED IN BOOK 5414 AT PAGE 645 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:
1) SOUTH 03°48'50" EAST A DISTANCE OF 427.14 FEET;
2) SOUTH 00°00'02" WEST A DISTANCE OF 3372.10 FEET;
3) SOUTH 83°34'42" WEST A DISTANCE OF 1006.75 FEET;
4) SOUTH 00°29'32" EAST A DISTANCE OF 40.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 26TH AVENUE;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1) SOUTH 89°30'28" WEST A DISTANCE OF 1267.94 FEET;
2) SOUTH 89°31'54" WEST A DISTANCE OF 745.69 FEET;
THENCE NORTH 00°10'59" WEST A DISTANCE OF 361.50 FEET;
THENCE SOUTH 89°31'54" WEST A DISTANCE OF 1867.71 FEET TO SAID EAST RIGHT-OF-WAY LINE;
THENCE NORTH 00°11'05" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2258.23 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 15;
THENCE NORTH 00°10'52" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 462.51 FEET;
THENCE NORTH 89°34'28" EAST A DISTANCE OF 300.36 FEET;
THENCE NORTH 00°11'05" WEST A DISTANCE OF 862.50 FEET;
THENCE SOUTH 89°32'44" WEST A DISTANCE OF 300.31 FEET TO SAID EAST RIGHT-OF-WAY LINE;
THENCE NORTH 00°10'52" WEST ALONG EAST RIGHT-OF-WAY LINE A DISTANCE OF 1324.68 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 23,453,361 SQUARE FEET, OR 538.415 ACRES, MORE OR LESS.

EXHIBIT D
The Property Map

ANNEXATION MAP

A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

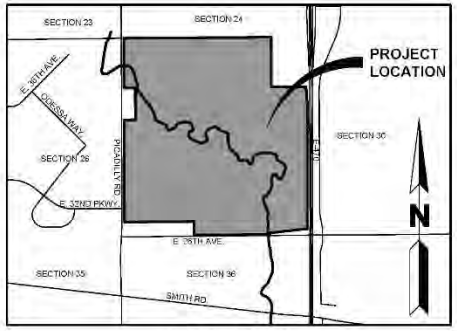
LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 TO BEAR NORTH 89°33'37" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE NORTH 89°33'37" EAST ALONG SAID NORTH LINE A DISTANCE OF 30 FEET TO THE EAST RIGHT-OF-WAY LINE OF PICADILLY ROAD AND THE **POINT OF BEGINNING.**

THENCE NORTH 89°33'37" EAST CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 2611.78 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 25;
THENCE NORTH 89°32'32" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 1321.75 FEET;
THENCE SOUTH 00°13'08" EAST A DISTANCE OF 1324.11 FEET;
THENCE NORTH 89°32'39" EAST A DISTANCE OF 931.29 FEET TO THE WESTERLY RIGHT-OF-WAY OF HIGHWAY E-470 AS DESCRIBED IN BOOK 5414 AT PAGE 645 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:
1) SOUTH 03°46'50" EAST A DISTANCE OF 427.14 FEET;
2) SOUTH 00°00'02" WEST A DISTANCE OF 3572.10 FEET;
3) SOUTH 83°34'42" WEST A DISTANCE OF 1006.75 FEET;
4) SOUTH 00°29'32" EAST A DISTANCE OF 40.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 26TH AVENUE;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1) SOUTH 89°30'28" WEST A DISTANCE OF 1267.94 FEET;
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THENCE NORTH 00°10'59" WEST A DISTANCE OF 361.50 FEET;
THENCE SOUTH 89°31'54" WEST A DISTANCE OF 1887.71 FEET TO SAID EAST RIGHT-OF-WAY LINE;
THENCE NORTH 00°11'05" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2258.23 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 15;
THENCE NORTH 00°10'52" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 462.51 FEET;
THENCE NORTH 89°34'28" EAST A DISTANCE OF 300.86 FEET;
THENCE NORTH 00°11'05" WEST A DISTANCE OF 862.50 FEET;
THENCE SOUTH 89°32'44" WEST A DISTANCE OF 300.31 FEET TO SAID EAST RIGHT-OF-WAY LINE;
THENCE NORTH 00°10'52" WEST ALONG EAST RIGHT-OF-WAY LINE A DISTANCE OF 1324.68 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS AN AREA OF 23,453,361 SQUARE FEET, OR 538.415 ACRES, MORE OR LESS.



VICINITY MAP
1" = 2000'

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 WAS ASSUMED TO BEAR NORTH 89°33'37" EAST WITH ALL BEARINGS HEREIN RELATIVE THERETO, AND IS MONUMENTED AS SHOWN HEREON.

ANNEXATION MAP STATMENT:

I, THOMAS D. STAAB, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT NOT LESS THAN ONE - SIXTH (⅙) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE CITY OF AURORA, COLORADO IS CONTIGUOUS WITH THE BOUNDARIES OF THAT ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE CITY OF AURORA, COLORADO CODES APPERTAINING THERE TO.

THOMAS D. STAAB
COLORADO P.L.S. NO. 25965
FOR & ON BEHALF OF: WARE MALCOMB
990 SOUTH BROADWAY, SUITE 230
DENVER, CO 80209
303.561.3333

CONTIGUITY TABLE

TOTAL PERIMETER = 20,796.95 FEET

MINIMUM REQUIRED CONTIGUITY = 3,464.33 FEET

ACTUAL CONTIGUOUS BOUNDARY = 9,992.68 FEET

PERCENT CONTIGUOUS BOUNDARY = 48.07%

TOTAL AREA = 538.415 ACRES ±

CITY OF AURORA APPROVALS:

MAYOR	DATE
CITY CLERK	DATE
CITY ENGINEER	DATE
CITY ATTORNEY	DATE
CITY COUNCIL ORDINANCE NO.	EFFICTIVE DATE

GENERAL NOTES

1) FIELD WORK FOR THIS ANNEXATION MAP WAS PREFORMED DURING THE MONTH OF JULY 2018.

2) THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON

THE _____ DAY OF _____, 201____, AT

_____O'CLOCK_____M.,

RECEPTION NO. _____

CLERK AND RECORDER
BY: _____

DEPUTY
BY: _____

990 south broadway st
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

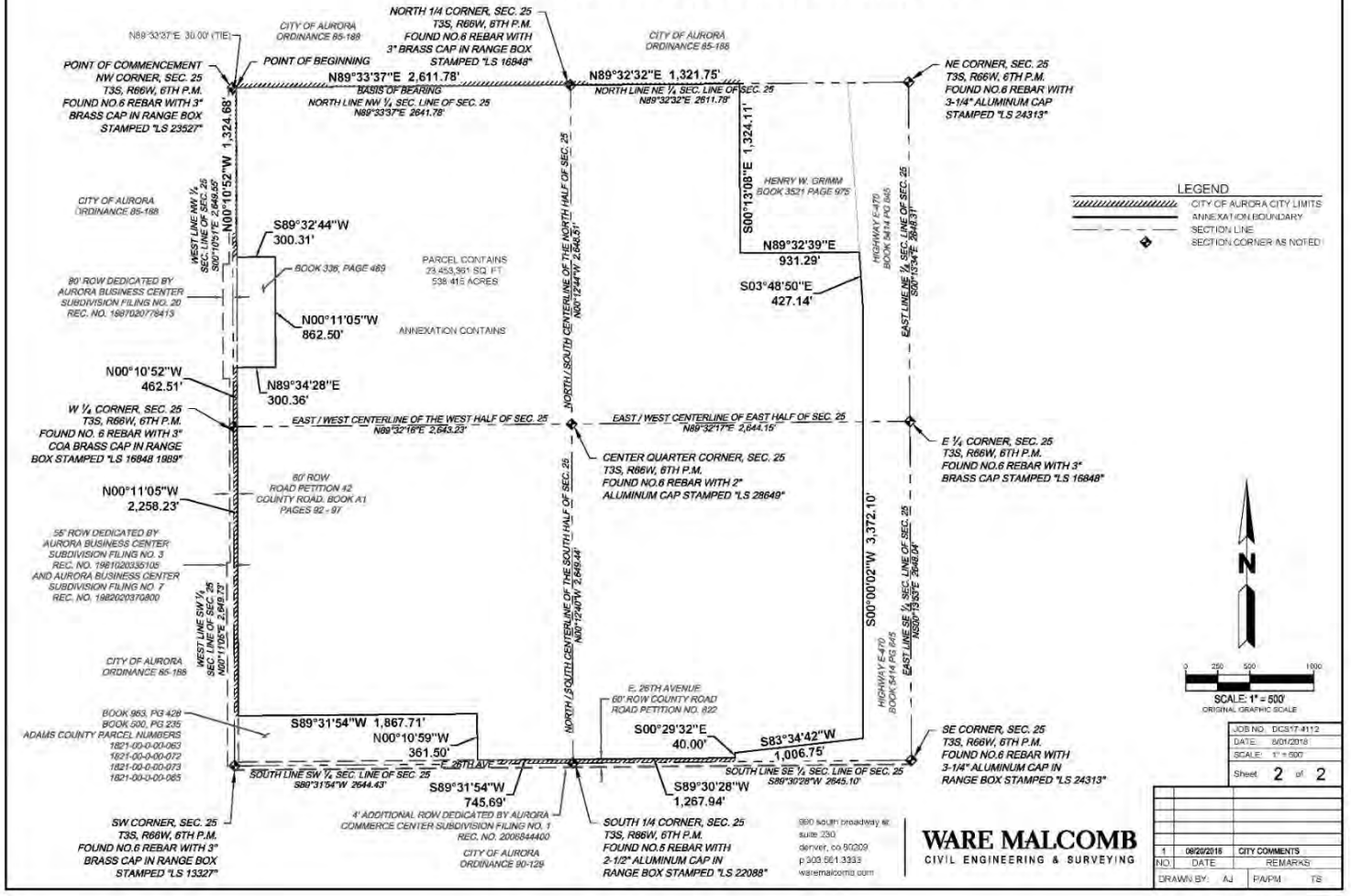
JOB NO.	DGS17-4112
DATE:	8/01/2018
SCALE:	NA
Sheet	1 of 2

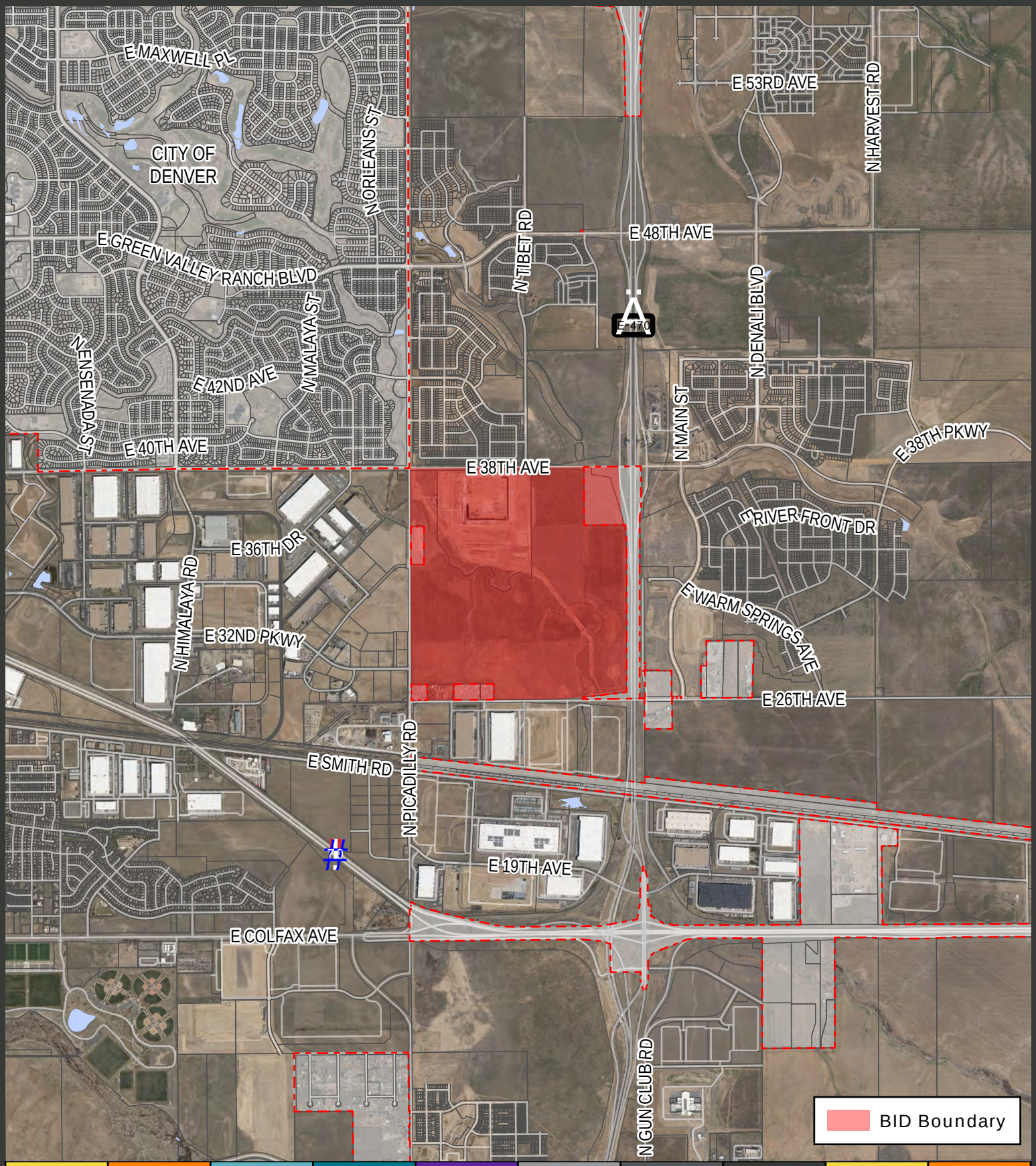
NO.	DATE	REMARKS
1	09/20/2018	CITY COMMENTS

DRAWN BY: AJ PA/PM: TS

ANNEXATION MAP

A PORTION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO





Planning and Business Development

15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Tower Business Improvement District

Miles 0 0.225 0.45

10/3/2024 I:\GIS\Arc10_MXDs\Planning\Jake C\2024\2423_BIDs.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Operating Plan and Budget – Porteos Business Improvement District (BID) (Resolution)
Item Initiator: Michael Kerrigan, Special District Administrator, Development Services
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Michael Kerrigan, Special District Administrator, Development Services / Brian Rulla, Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Policy Committee

☒ Approve Item and Move Forward to Regular Meeting

☒ Approve Item as Proposed at Study Session

☐ Information Only

☐ Approve Item as Proposed at Regular Meeting

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

City Council approved the establishment of the Porteos Business Improvement District (BID) in 2016 via ordinance number 2016-43. The BID is located generally east of E. Harvest Road between 56th and 68th Avenues. State statute requires that the BID file its proposed annual budget for the upcoming year with the City Clerk for City Council review and approval.

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

The attached resolution will approve the Porteos Business Improvement District 2026 operating plan and budget. The operating plan anticipates property tax revenue, public improvement fee revenue, and intergovernmental revenue from the Velocity Metropolitan Districts for its budgeted $753,104 revenues and expected expenditures of $1,711,214. Budgeted expenses include typical administrative expenses, landscape maintenance, and utilities; the largest expense item includes $1,339,396 for contingency. The BID may undertake projects as development needs require in 2026.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does the Council support approval of the resolution and wish to forward this item to the City Council Regular Meeting as proposed?

LEGAL COMMENTS

No business improvement district shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the municipality within which it is located has approved an operating plan and budget for the district. See Sec. 31-25-1211, C.R.S (Rulla)

RESOLUTION NO. R2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE 2026 OPERATING PLAN AND BUDGET FOR THE PORTEOS BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the City Council (the "Council") of the City of Aurora, Colorado (the "City"), is vested with jurisdiction to create one or more districts within City boundaries pursuant to the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. (the "Act"); and

WHEREAS, pursuant to the Act, the Council has adopted Ordinance No. 2016-43 organizing the Porteos Business Improvement District (the "District") and appointing the District's initial Board of Directors (the "Board"); and

WHEREAS, Section 31-25-1211, C.R.S., that no district created under the Act shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the City has approved an operating plan and budget for the district; and

WHEREAS, the Board has approved a 2026 District operating plan and budget (the "2026 Operating Plan and Budget") for submittal to the City, which Operating Plan and Budget are in full compliance with the requirements of the Act; and

WHEREAS, the Council finds and determines that the approval of the 2026 Operating Plan and Budget in the form presented to the Council at this meeting is in the best interests of both the City and the District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The 2026 Operating Plan and Budget for the Porteos Business Improvement District are hereby approved, including the declaration of public interest and necessity for improvements contained therein.

Section 2. All resolutions or parts of resolutions of the City of Aurora, Colorado, in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By:  RLA
BRIAN J. RULLA, Assistant City Attorney

2026 OPERATING PLAN AND BUDGET

PORTEOS BUSINESS IMPROVEMENT DISTRICT

City of Aurora, Adams County, Colorado

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EXHIBIT A – District Contact Information
EXHIBIT B – Proposed 2026 Budget, Adopted 2025 Budget & 2024 Unaudited Financial Statements
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2026
OPERATING PLAN FOR THE
PORTEOS BUSINESS IMPROVEMENT DISTRICT

1. PURPOSE AND SCOPE OF THIS DISTRICT

A. ***Requirement for this Operating Plan.*** The Business Improvement District Act, Sections 31-25-1201 *et seq*., C.R.S., as amended (the "Act"), and specifically Section 31-25-1211, C.R.S., requires that the Porteos Business Improvement District (the "District") file an operating plan and proposed budget with the City of Aurora (the "City") City Clerk no later than September 30 of each year. Pursuant to the Act, the City is to approve the operating plan and budget within 30 days of the submittal of all required information.

The District will operate pursuant to the authority and powers allowed under the Act as further described and limited by this Operating Plan.

B. ***What Must Be Included in the Operating Plan?*** Pursuant to the provisions of the Act and direction from the City's Finance Department, this Operating Plan identifies: (1) the composition of the Board of Directors; (2) the services, activities, projects, and public improvements provided in the current year and planned for in the upcoming year; (3) the District's sources of revenue, including taxes, fees, and assessments to be imposed by the District in the current year and in the upcoming year; (4) the District's authorized indebtedness and existing debt obligations, including the estimated principal amount of the bonds to be issued by the District; and (5) such other information as the City may require, including budget statements and contact information for the District.

The District's original 2017 Operating Plan and subsequent operating plans previously approved by the City are incorporated herein by reference and shall remain in full force and effect except as specifically or necessarily modified hereby.

C. ***Purposes.*** As may be further detailed in prior years' operating plans, the ongoing and/or contemplated purposes of the District for 2026 include financing, acquisition, construction, completion, installation, replacement and/or operation and maintenance of all of the services and public improvements allowed under Colorado law for business improvement districts.

D. ***Ownership of Property or Major Assets.*** The District will own public improvements as constructed if such improvements are not otherwise dedicated to other public entities for operation and maintenance.

E. ***Contracts and Agreements.*** It is anticipated that the District may enter into agreements as required to facilitate the funding, construction, ownership, operation and maintenance of public improvements. The District is party to that certain Amended and Restated Intergovernmental Agreement Concerning District Improvements and Operations dated December 10, 2020 together with the Velocity Metropolitan District Nos. 1-9. The District may also enter into agreements with the City and other districts encompassing adjacent developments in order to

cooperate on infrastructure projects.

2. ORGANIZATION AND COMPOSITION OF THE BOARD OF DIRECTORS

A. ***Organization.*** The District was organized pursuant to Ordinance No. 2016-43 adopted by the City of Aurora City Council with an effective date of October 29, 2016, and recorded in the Office of the Adams County Clerk and Recorder on December 2, 2016, at Reception Number 2016000104551.

B. ***Governance.*** The District is governed by an elected board of directors consisting of five electors who are all voting members.

C. ***District Board.*** The District's Board members and their terms of office are:

Seth C. Rollert, May 2027
Mark A. Adams, May 2029
Melissa M. Shea, May 2029
Yuriy Gorlov, May 2027
Kristen Adams, May 2027

Director contact information is provided in **EXHIBIT A** attached hereto.

D. ***Term Limits.*** Term limits were eliminated at the District's November 2016 election.

E. ***Advisory Board.*** The District's Board of Directors may appoint one or more advisory boards to assist the Board of Directors on such matters as the Board of Directors desires assistance. The Board of Directors shall, upon the appointment of an advisory board, set forth its duties, duration, and membership. The Board of Directors may provide rules of procedure for the advisory board or may delegate to the advisory board the authority to provide such rules. No advisory board has been appointed.

3. BOUNDARIES, INCLUSIONS AND EXCLUSIONS

A map of the District's boundaries is attached as **EXHIBIT C**. From time to time the District may receive requests for inclusion of additional property into the boundaries of the District. In 2021, the District received an inquiry from Green Industrial Development Group, LLC, regarding the exclusion of certain real property from the District's boundaries. In 2023, as reported in the District's 2024 Operating Plan, the District approved the exclusion. The petitioner is responsible for the remainder of the exclusion.

4. PUBLIC IMPROVEMENTS

The public improvements that the District anticipates it will construct, install, or cause to be constructed or installed, own, operate, and maintain, include those public improvements the costs of which may, in accord)ance with the Act, lawfully be paid for by the District, including,

without limitation, water services, safety protection devices, sanitation services, marketing, streetscape improvements, street improvements, curbs, gutters, culverts, drainage facilities, sidewalks, parking facilities, paving, lighting, grading, landscaping and storm and wastewater management facilities and associated land acquisition and remediation.

5. ADMINISTRATION, OPERATIONS, SERVICES AND MAINTENANCE

The District will provide for ownership, operation, and maintenance of public improvements itself or by contract with other units of government or the private sector.

6. FINANCIAL PLAN AND BUDGET

A. ***2026 Budget and Additional Financial Information.*** The District's proposed 2026 Budget, adopted 2025 Budget and 2024 unaudited financial statements are attached hereto as **EXHIBIT B**. The District's 2025 Adopted Budget differs from the 2025 Proposed Budget, as contained within the 2025 Operating Plan, due to a change in the method of calculating the assessed value and the increase in the assessed value from the preliminary assessed value to the final assessed value; however, the District's core expenses remained substantially the same.

B. ***Authorized Indebtedness.*** In November 2016, the District held an election for the purpose of authorizing debt, taxes, revenue limits, spending limits, special assessments, and such other matters necessary or convenient for the implementation of Art. X., Sec. 20 of the Colorado Constitution, and the Operating Plan. As provided in prior years' Operating Plans, the District's initial maximum debt authorization was $50,000,000. In 2020, pursuant to the District's 2021 Operating Plan as approved by the City on November 16, 2020, the District determined it to be in the best interests of the District to increase the maximum authorized indebtedness from the initial maximum debt authorization of $50,000,000 to $100,000,000 to provide the District with the financial flexibility to efficiently finance the development and construction of the projected public improvements considering the pace of development and phasing within the District and to best serve the economic interests of the District and its current and future property owners. Additionally, on May 6, 2025, the eligible electors of the District voted in favor of increasing the maximum debt authorization from $100,000,000 to $250,000,000 and to waive the 5.25% property tax limit as provided in Section 29-1-1704, C.R.S. Accordingly, the maximum debt authorization of the District is $250,000,000.

C. ***Property Tax and Mill Levy Caps.*** The District's taxing ability is constrained to mill levy limitations of up to 50 mills for debt service, general operations and administrative expenses due to the on-going operations and maintenance activities to be undertaken by the District within its boundaries. For collection in 2025, the District levied a tax of 5.197 mills for general operating expenses on each dollar of the total valuation of assessment of all taxable property in the District. As indicated in the proposed 2026 Budget, a levy of 5.662 mills for general operating expenses is proposed for collection in 2026.

D. ***District Revenues.*** District revenues derive from developer funding, property taxes, transfers from the Velocity Metropolitan Districts pursuant to the Intergovernmental Agreement described in Section 1.E. above, and a privately imposed public improvement fee.

E. ***Existing Debt Obligations.*** The District has no current debt.

F. ***Future Debt Obligations.*** The District does not currently anticipate the issuance of debt in 2026.

G. ***Other Financial Obligations.*** The District has entered into agreements including reimbursement and facilities funding and acquisition agreements, as well as agreements for ongoing services such as legal, administration, compliance, and accounting.

H. ***Non-Default Provisions.*** Limited tax general obligation bonds issued by the District shall be structured and/or credit enhancements provided such that the bonds cannot default as long as the District is imposing the required maximum allowed mill levy.

I. ***No City Obligation.*** The debt of the District will not constitute a debt or obligation of the City. The faith and credit of the City will not be pledged for the repayment of the debt of the District. This will be clearly stated on all offering circulars, prospectus, or disclosure statements associated with any securities issued by the District.

7. 2025 AND 2026 SERVICES, ACTIVITIES, PROJECTS AND CHANGES

A. ***Services and Activities.*** In 2025 and continuing in 2026, the District operated and will continue its operations in accordance with its adopted budget.

B. ***Projects and Public Improvements.*** The District may undertake projects or public improvements as development needs require.

8. DISSOLUTION

The District is anticipated to have ongoing ownership, operations and maintenance obligations that will necessitate perpetual existence. If the District no longer has such obligations, the District will seek to dissolve pursuant to C.R.S. § 31-25-1225.

9. CONCLUSION

It is submitted that this 2026 Operating Plan and Budget for the District meets the requirements of the Act and further meets applicable requirements of State law. It is further submitted that the types of services and improvements to be provided by the District are those services and improvements which satisfy the purposes of the Act. Inquiries and questions may be directed to the District's legal counsel and accountant. Contact information is provided in **EXHIBIT A**.

EXHIBIT A
District Contact Information

DISTRICT CONTACTS:

Legal Counsel:
Alan D. Pogue
Icenogle Seaver Pogue, P.C.
4725 S. Monaco St, Suite 360
Denver, CO 80237
303-292-9100
apogue@isp-law.com

Accountant:
Diane Wheeler
Simmons & Wheeler, P.C.
304 Inverness Way South, Suite 490
Englewood, CO 80112
303-689-0833
diane@simmonswheeler.com

DIRECTOR CONTACT INFORMATION:

Kristen Adams
5859 S. Galena Street
Greenwood Village, CO 80111
kristen@roganadams.com

Seth C. Rollert
17757 East Cresteridge Place
Centennial, CO 80015
seth@rollertavery.com

Mark A. Adams
5859 S. Galena Street
Greenwood Village, CO 80111
markaadams@mac.com

Yuriy Gorlov
19512 East Lasalle Place
Aurora, CO 80013
gorlov@auroraedc.com

Melissa M. Shea
1530 E. Nichols Drive
Centennial, CO 80122
beinspired.mms@hotmail.com

EXHIBIT B

Proposed 2026 Budget, Adopted 2025 Budget and 2024 Unaudited Financial Statements

Porteos Business Improvement District
Proposed Budget
General Fund
For the Year ended December 31, 2026

	Actual 2024	Adopted Budget 2025	Actual 06/30/25	Estimate 2025	Proposed Budget 2026
Beginning fund balance	$ 449,876	$ 1,036,069	$ 1,568,439	$ 1,568,439	$ 2,083,300
Revenues:					
Property taxes	445,653	509,325	509,331	509,331	632,504
Specific ownership taxes	20,491	40,746	12,410	24,000	50,600
Developer advances	-	-	-	-	-
Transfer from Velocity	52,131	53,170	38,321	53,170	-
Public Improvement Fees	364,316	70,000	142,744	285,000	70,000
Interest income	27,238	-	19,509	40,000	-
Total revenues	909,829	673,241	722,315	911,501	753,104
Total funds available	1,359,705	1,709,310	2,290,754	2,479,940	2,836,404
Expenditures:					
Accounting / audit	39,983	35,000	11,200	35,000	35,000
Engineering	-	10,000	-	-	10,000
Insurance/SDA dues	28,134	35,000	28,147	29,000	35,000
Legal	22,751	75,000	21,677	50,000	75,000
Management	-	1,500	-	-	1,500
Director's Fees	6,750	20,000	2,250	10,000	20,000
Miscellaneous	6,834	5,000	9,662	15,000	5,000
Utilities	152,120	70,000	47,983	150,000	70,000
Landscape Maintenance	83,488	100,000	37,420	100,000	100,000
Treasurer's fees	6,674	7,640	7,646	7,640	9,488
Repay developer advances	-	-	-	-	-
Contingency	-	1,339,396	-	-	1,339,396
Emergency reserve (3%)	-	10,774	-	-	10,830
Total expenditures	346,734	1,709,310	165,985	396,640	1,711,214
Ending fund balance	$ 1,012,971	$ -	$ 2,124,769	$ 2,083,300	$ 1,125,190
Assessed valuation		$ 98,003,590			$ 111,710,320
Mill Levy		5.197			5.662

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STATE OF COLORADO
COUNTY OF ADAMS
PORTEOS BUSINESS IMPROVEMENT DISTRICT
2025 BUDGET RESOLUTION

The Board of Directors of the Porteos Business Improvement District, Adams County, Colorado held a special meeting on December 9, 2024 at the hour of 5:00 P.M. via MS Teams.

The following members of the Board of Directors were present:

Seth Rollert	President
Mark Adams	Treasurer
Melissa Shea	Secretary
Kristen Adams	Assistant Secretary
Yuriy Gorlov	Assistant Secretary

Also present were: Alan D. Pogue, Esq. and Hannah Pogue, Icenogle Seaver Pogue, P.C.; Bill Wichterman, A&C Properties, Inc.; Chris Fellows, Resolute Management LLC; Diane Wheeler, Simmons and Wheeler, P.C.; Barney Fix, Merrick & Company

The President reported that proper notice was made to allow the Board of Directors of the Porteos Business Im1provement District to conduct a public hearing on the 2024 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board of Directors of the District and that a notice of regular meeting was posted on a public website of the District/in the designated public place within the boundaries of the District no less than twenty-four hours prior to the holding of the meeting, and to the best of her/his knowledge, remains posted to the date of this meeting.

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Thereupon, Director Shea introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE PORTEOS BUSINESS IMPROVEMENT DISTRICT, ADAMS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS, the Board of Directors (the "Board") of the Porteos Business Improvement District (the "District") has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2024; and

WHEREAS, due and proper notice was published on November 21, 2024 in the *Commerce City Sentinel Express* indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher's Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on December 9, 2024 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

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WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PORTEOS BUSINESS IMPROVEMENT DISTRICT, ADAMS COUNTY, COLORADO:

Section 1. Summary of 2025 Revenues and 2025 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2025, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B is approved and adopted as the budget of the District for fiscal year 2025. The District's accountant has made a good faith effort and used the best information available at the time of preparation of the budget to provide the District with alternative scenarios, if applicable, showing a proposed budget and mill levies for fiscal year 2025. Due to the significant possibility that the final assessed valuation provided by the Adams County Assessor's Office differs from the preliminary assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation, and/or any applicable revenue caps or limitations, including making any appropriate temporary property tax credit or temporary mill levy reduction, without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Melissa Shea, Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2025 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is $509,325 and that the 2024 valuation for assessment, as certified by the Adams County Assessor, is $98,003,590. That for the purposes of meeting all general operating expenses of the District during the 2025 budget year, there is hereby levied a tax of 5.197 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

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Section 6. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Adams County, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

[The remainder of this page is intentionally left blank.]

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The foregoing Resolution was seconded by Director Rollert.

RESOLUTION APPROVED AND ADOPTED THIS 9TH DAY OF DECEMBER, 2024.

PORTEOS BUSINESS IMPROVEMENT DISTRICT

Signed by:
Seth Rollert
AC224A9BC9834A3...

By: Seth Rollert
Its: President

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STATE OF COLORADO
COUNTY OF ADAMS
PORTEOS BUSINESS IMPROVEMENT DISTRICT

I, Melissa Shea, hereby certify that I am a director and the duly elected and qualified Secretary of the Porteos Business Improvement District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a special meeting of the Board of Directors of the Porteos Business Improvement District, held on December 9, 2024, via MS Teams, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2025; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 9th day of December, 2024.

Signed by:
Melissa Shea
C914BC26B564494...
Melissa Shea, Secretary

PORTEOS BUSINESS IMPROVEMENT DISTRICT
[SEAL]

Docusign Envelope ID: E312664D-6427-4E66-B68D-2D8D34A268E6

EXHIBIT A

Affidavit
Notice as to Proposed 2025 Budget

Docusign Envelope ID: E312664D-6427-4E66-B68D-2D8D34A268E6

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Porteos BID (ISP)***
c/o Icenogle Seaver & Pogue, P.C.
4725 South Monaco Street, Suite 360
Denver CO 80237

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Adams } ss

This Affidavit of Publication for the Commerce City Sentinel Express, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/21/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

For the Commerce City Sentinel Express

State of Colorado }
County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/21/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-023047
Jean Schaffer
Notary Public
My commission ends January 16, 2028

JEAN SCHAFFER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134029363
MY COMMISSION EXPIRES JAN 16, 2028

Public Notice

NOTICE AS TO PROPOSED 2025 BUDGET HEARING PORTEOS BUSINESS IMPROVEMENT DISTRICT

NOTICE IS HEREBY GIVEN that a Proposed Budget ("Proposed Budget") has been submitted to the Board of Directors of the **PORTEOS BUSINESS IMPROVEMENT DISTRICT** for the ensuing year of 2025. A copy of such Proposed Budget has been filed in the office of Icenogle Seaver Pogue, P.C. at 4725 S. Monaco Street, Suite 360, Denver, Colorado, where the same is open for public inspection. Such Proposed Budget will be considered at a special meeting of the PORTEOS BUSINESS IMPROVEMENT DISTRICT, **Monday, December 9, 2024 at 5:00 p.m.** via MS Teams:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_Y2Y0OTE2ZmYtZjZkNS00ODUwLTIlZTMtZGUxN2YxNjhmMjZm%40thread.v2/0?context=%7b%22Tid%22%3a%228e55245b-90b1-4bef-9dbd-02c674817a7b%22%2c%22Oid%22%3a%22f5be40d5-7c7c-4df9-84bd-a0c625da5e4f%22%7d
Meeting ID: 253 902 854 47
Passcode: 39tWtW

Any interested electors of the PORTEOS BUSINESS IMPROVEMENT DISTRICT may inspect the Proposed Budget and file or register any objections at any time prior to final adoption of the Proposed Budget.

BY ORDER OF THE BOARD OF DIRECTORS:
PORTEOS BUSINESS
IMRPOVEMENT DISTRICT

By: /s/ ICENOGLE SEAVER POGUE, P.C.

Legal Notice No. CCX1489
First Publication: November 21, 2024
Last Publication: November 21, 2024
Publisher: Commerce City Sentinel Express

Docusign Envelope ID: E312664D-6427-4E66-B68D-2D8D34A268E6

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PORTEOS BUSINESS IMPROVEMENT DISTRICT

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https://teams.microsoft.com/l/meetup-join/19%3ameeting_Y2Y0OTE2ZmYtZjZkNS00ODUwLTllZTMtZGUxN2YxNjhmMjZm%40thread.v2/0?context=%7b%22Tid%22%3a%228e55246b-90b1-4bef-9dbd-02c674817a7b%22%2c%22Oid%22%3a%22f5be40d5-7c7c-4df9-84bd-a0c625da5e4f%22%7d

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BY ORDER OF THE BOARD OF DIRECTORS:
PORTEOS BUSINESS IMRPOVEMENT DISTRICT

By: /s/ ICENOGLE SEAVER POGUE, P.C.

Published In: The *Commerce City Sentinel Express*
Published On: Thursday, November 21, 2024

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1350.0015(2025)

Docusign Envelope ID: E312664D-6427-4E66-B68D-2D8D34A268E6

EXHIBIT B

Budget Document
Budget Message

Docusign Envelope ID: E312664D-6427-4E66-B68D-2D8D34A268E6

PORTEOS BUSINESS IMPROVEMENT DISTRICT
2025
BUDGET MESSAGE

Attached please find a copy of the adopted 2025 budget for the Porteos Business Improvement District.

The Porteos Business Improvement District has adopted a budget for one fund, a General Fund to provide for general operating expenditures.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications and public hearing.

The primary source of revenue for the district in 2025 will be property taxes, public improvement fees and transfer from Velocity Metropolitan Districts. The district intends to impose a 5.197 mill levy on all property within the district for 2024.

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Porteos Business Improvement District
Adopted Budget
General Fund
For the Year ended December 31, 2025

	Actual 2023	Adopted Budget 2024	Actual 06/30/24	Estimate 2024	Adopted Budget 2025
Beginning fund balance	$ 524,416	$ 436,664	$ 449,876	$ 449,876	$ 1,036,069
Revenues:					
Property taxes	179,686	434,108	445,650	445,650	509,325
Specific ownership taxes	11,956	34,729	9,675	18,000	40,746
Developer advances	-	-	-	-	-
Transfer from Velocity	49,957	51,367	52,228	52,228	53,170
Public Improvement Fees	335,066	70,000	166,116	330,000	70,000
Interest income	12,405	-	9,408	15,000	-
Total revenues	589,070	590,204	683,077	860,878	673,241
Total funds available	1,113,486	1,026,868	1,132,953	1,310,754	1,709,310
Expenditures:					
Accounting / audit	33,081	30,000	10,010	35,000	35,000
Engineering	-	10,000	-	-	10,000
Insurance/SDA dues	27,426	35,000	28,134	29,000	35,000
Legal	30,912	75,000	11,238	35,000	75,000
Management	-	1,500	-	-	1,500
Director's Fees	10,800	20,000	4,500	15,000	20,000
Miscellaneous	705	2,000	2,941	4,000	5,000
Utilities	65,659	30,000	18,554	70,000	70,000
Landscape Maintenance	77,988	60,000	35,488	80,000	100,000
Treasurer's fees	2,696	6,512	6,674	6,685	7,640
Repay developer advances	414,343	-	-	-	-
Contingency	-	748,756	-	-	1,339,396
Emergency reserve (3%)	-	8,100	-	-	10,774
Total expenditures	663,610	1,026,868	117,539	274,685	1,709,310
Ending fund balance	$ 449,876	$ -	$ 1,015,414	$ 1,036,069	$ -
Assessed valuation		$ 83,530,450			$ 98,003,590
Mill Levy		5.197			5.197

Docusign Envelope ID: E312664D-6427-4E66-B68D-2D8D34A268E6

EXHIBIT C

Certification of Tax Levy

Docusign Envelope ID: E312664D-6427-4E66-B68D-2D8D34A268E6

433 County Tax Entity Code

DOLA LGID/SID 66828

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Adams County, Colorado.

On behalf of the Porteos Business Improvement District[A],

the Board of Directors[B]

of the Porteos Business Improvement District[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 98,003,590

(GROSS[D] assessed valuation, Line 2 of the Certification of Valuation Form DLG 57[E])

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area[F] the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: $ 98,003,590

(NET[G] assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: _____ for budget/fiscal year 2025.

(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY[2]		REVENUE[2]
1. General Operating Expenses[H]	5.197	mills	$ 509,325
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	< >	mills	$ < >
SUBTOTAL FOR GENERAL OPERATING:	**5.197**	**mills**	**$ 509,325**
3. General Obligation Bonds and Interest[J]		mills	$
4. Contractual Obligations[K]		mills	$
5. Capital Expenditures[L]		mills	$
6. Refunds/Abatements[M]		mills	$
7. Other[N] (specify):		mills	$
		mills	$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	**5.197**	**mills**	**$ 509,325**

Contact person: (print) Diane K Wheeler

Daytime phone: (303) 689-0833

Signed: Diane K Wheeler

Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

[1] If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

[2] Levies must be rounded to three decimal places and revenue must be calculated from the total *NET assessed valuation* (Line 4 of Form DLG57 on the County Assessor's *final* certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS[J]:

1. Purpose of Issue: _____
   Series: _____
   Date of Issue: _____
   Coupon Rate: _____
   Maturity Date: _____
   Levy: _____
   Revenue: _____

2. Purpose of Issue: _____
   Series: _____
   Date of Issue: _____
   Coupon Rate: _____
   Maturity Date: _____
   Levy: _____
   Revenue: _____

CONTRACTS[K]:

3. Purpose of Contract: _____
   Title: _____
   Date: _____
   Principal Amount: _____
   Maturity Date: _____
   Levy: _____
   Revenue: _____

4. Purpose of Contract: _____
   Title: _____
   Date: _____
   Principal Amount: _____
   Maturity Date: _____
   Levy: _____
   Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

Notes:

[A] **Taxing Entity**—A jurisdiction authorized by law to impose ad valorem property taxes on taxable property located within its territorial limits (please see notes B, C, and H below). For purposes of the DLG 70 only, a taxing entity is also a geographic area formerly located within a *taxing entity's* boundaries for which the county assessor certifies a valuation for assessment and which is responsible for payment of its share until retirement of financial obligations incurred by the *taxing entity* when the area was part of the *taxing entity*. For example: an area of excluded property formerly within a special district with outstanding general obligation debt at the time of the exclusion or the area located within the former boundaries of a dissolved district whose outstanding general obligation debt service is administered by another local government[C].

[B] **Governing Body**—The board of county commissioners, the city council, the board of trustees, the board of directors, or the board of any other entity that is responsible for the certification of the *taxing entity's* mill levy. For example: the board of county commissioners is the governing board ex officio of a county public improvement district (PID); the board of a water and sanitation district constitutes ex officio the board of directors of the water subdistrict.

[C] **Local Government** - For purposes of this line on Page 1of the DLG 70, the local government is the political subdivision under whose authority and within whose boundaries the *taxing entity* was created. The local government is authorized to levy property taxes on behalf of the *taxing entity*. For example, for the purposes of this form:

1. a municipality is both the local government and the *taxing entity* when levying its own levy for its entire jurisdiction;
2. a city is the local government when levying a tax on behalf of a business improvement district (BID) *taxing entity* which it created and whose city council is the BID board;
3. a fire district is the local government if it created a subdistrict, the *taxing entity*, on whose behalf the fire district levies property taxes.
4. a town is the local government when it provides the service for a dissolved water district and the town board serves as the board of a dissolved water district, the *taxing entity*, for the purpose of certifying a levy for the annual debt service on outstanding obligations.

[D] **GROSS Assessed Value** - There will be a difference between gross assessed valuation and net assessed valuation reported by the county assessor only if there is a "tax increment financing" entity (see below), such as a downtown development authority or an urban renewal authority, within the boundaries of the *taxing entity*. The board of county commissioners certifies each *taxing entity's* total mills upon the *taxing entity's* Gross Assessed Value found on Line 2 of Form DLG 57.

[E] **Certification of Valuation by County Assessor, Form DLG 57** - The county assessor(s) uses this form (or one similar) to provide valuation for assessment information to a *taxing entity*. The county assessor must provide this certification no later than August 25th each year and may amend it, one time, prior to December 10th.

[F] **TIF Area**—A downtown development authority (DDA) or urban renewal authority (URA), may form plan areas that use "tax increment financing" to derive revenue from increases in assessed valuation (gross minus net, Form DLG 57 Line 3) attributed to the activities/improvements within the plan area. The DDA or URA receives the differential revenue of each overlapping *taxing entity's* mill levy applied against the *taxing entity's* gross assessed value after subtracting the *taxing entity's* revenues derived from its mill levy applied against the net assessed value.

[G] **NET Assessed Value**—The total taxable assessed valuation from which the *taxing entity* will derive revenues for its uses. It is found on Line 4 of Form DLG 57.

[H] **General Operating Expenses (DLG 70 Page 1 Line 1)**—The levy and accompanying revenue reported on Line 1 is for general operations and includes, in aggregate, all levies for and revenues raised by a *taxing entity* for purposes not lawfully exempted and detailed in Lines 3 through 7 on Page 1 of the DLG 70. For example: a fire pension levy is included in general operating expenses, unless the pension is voter-approved, if voter-approved, use Line 7 (Other).

[I] **Temporary Tax Credit for Operations (DLG 70 Page 1 Line 2)**—The Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction of 39-1-111.5, C.R.S. may be applied to the *taxing entity*'s levy for general operations to effect refunds. Temporary Tax Credits (TTCs) are not necessary for other types of levies (non-general operations) certified on this form because these levies are adjusted from year to year as specified by the provisions of any contract or schedule of payments established for the payment of any obligation incurred by the *taxing entity* per 29-1-301(1.7), C.R.S., or they are certified as authorized at election per 29-1-302(2)(b), C.R.S.

[J] **General Obligation Bonds and Interest (DLG 70 Page 1 Line 3)**—Enter on this line the total levy required to pay the annual debt service of all general obligation bonds. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments. Title 32, Article 1 Special districts and subdistricts must complete Page 2 of the DLG 70.

[K] **Contractual Obligation (DLG 70 Page 1 Line 4)**—If repayment of a contractual obligation with property tax has been approved at election and it is not a general obligation bond (shown on Line 3), the mill levy is entered on this line. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments.

[L] **Capital Expenditures (DLG 70 Page 1 Line 5)**—These revenues are not subject to the statutory property tax revenue limit if they are approved by counties and municipalities through public hearings pursuant to 29-1-301(1.2) C.R.S. and for special districts through approval from the Division of Local Government pursuant to 29-1-302(1.5) C.R.S. or for any *taxing entity* if approved at election. Only levies approved by these methods should be entered on Line 5.

[M] **Refunds/Abatements (DLG 70 Page 1 Line 6)**—The county assessor reports on the Certification of Valuation (DLG 57 Line 11) the amount of revenue from property tax that the local government did not receive in the prior year because taxpayers were given refunds for taxes they had paid or they were given abatements for taxes originally charged to them due to errors made in their property valuation. The local government was due the tax revenue and would have collected it through an adjusted mill levy if the valuation errors had not occurred. Since the government was due the revenue, it may levy, in the subsequent year, a mill to collect the refund/abatement revenue. An abatement/refund mill levy may generate revenues up to, but not exceeding, the refund/abatement amount from Form DLG 57 Line 11.

1. Please Note: If the *taxing entity* is in more than one county, as with all levies, the abatement levy must be uniform throughout the entity's boundaries and certified the same to each county. To calculate the abatement/refund levy for a *taxing entity* that is located in more than one county, first total the abatement/refund amounts reported by each county assessor, then divide by the *taxing entity*'s total net assessed value, then multiply by 1,000 and round down to the nearest three decimals to prevent levying for more revenue than was abated/refunded. This results in an abatement/refund mill levy that will be uniformly certified to all of the counties in which the *taxing entity* is located even though the abatement/refund did not occur in all the counties.

[N] **Other (DLG 70 Page 1 Line 7)**—Report other levies and revenue not subject to 29-1-301 C.R.S. that were not reported above. For example: a levy for the purposes of television relay or translator facilities as specified in sections 29-7-101, 29-7-102, and 29-7-105 and 32-1-1005 (1) (a), C.R.S.; a voter-approved fire pension levy; a levy for special purposes such as developmental disabilities, open space, etc.

Porteos Business Improvement District
Financial Statements

December 31, 2024

SIMMONS & WHEELER, P.C. Certified Public Accountants
304 Inverness Way South, Suite 490, Englewood, CO 80112 (303) 689-0833

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Porteos Business Improvement District

Management is responsible for the accompanying financial statements of each major fund of Porteos Business Improvement District, as of and for the period ended December 31, 2024, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the twelve months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Porteos Business Improvement District because we performed certain accounting services that impaired our independence.

April 9. 2025
Englewood, Colorado

Porteos Business Improvement District
Balance Sheet - Governmental Funds and Account Groups
December 31, 2024

See Accountant's Compilation Report

	General Fund	Account Groups	Total All Funds
Assets			
Current assets			
Cash in checking	$ 86,587	$ -	$ 86,587
Colotrust	710,557	-	710,557
Taxes Receivable	1,632	-	1,632
Prepaid Expenses	4,005	-	4,005
Receivable Velocity MDs	193,823	-	193,823
Receivable PIFs	27,893	-	27,893
	1,024,497	-	1,024,497
Other assets			
Improvements	-	-	-
Amount available in debt service fund	-	-	-
Amount to be provided for retirement of debt	-	-	-
	-	-	-
	$ 1,024,497	$ -	$ 1,024,497
Liabilities and Equity			
Current liabilities			
Accounts payable	$ 13,152	$ -	$ 13,152
	13,152	-	13,152
Developer Advance - Principal	-	-	-
Developer Advance - Interest	-	-	-
Total liabilities	13,152	-	13,152
Fund Equity			
Investment in improvements	-	-	-
Fund balance (deficit)	1,011,345	-	1,011,345
	1,011,345	-	1,011,345
	$ 1,024,497	$ -	$ 1,024,497

Porteos Business Improvement District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the Year Ended December 31, 2024
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 434,108	$ 445,653	$ 11,545
Specific ownership taxes	34,729	20,491	(14,238)
Transfer from Velocity	51,367	52,131	764
Public Improvement Fees	70,000	364,316	294,316
Interest income	-	27,238	27,238
	590,204	909,829	319,625
Expenditures			
Accounting	30,000	20,483	9,517
Audit	-	19,500	(19,500)
Engineering	10,000	-	10,000
Director's Fees	20,000	6,750	13,250
Insurance	35,000	28,134	6,866
Legal	75,000	22,751	52,249
District Management	1,500	-	1,500
Miscellaneous	2,000	6,834	(4,834)
Utilities	30,000	152,120	(122,120)
Landscape Maintenance	60,000	83,488	(23,488)
Treasurer's Fees	6,512	6,674	(162)
Contingency	748,756	-	748,756
Emergency Reserve	8,100	-	8,100
	1,026,868	346,734	680,134
Excess (deficiency) of revenues over expenditures	(436,664)	563,095	999,759
Fund balance - beginning	436,664	448,250	11,586
Fund balance - ending	$ -	$ 1,011,345	$ 1,011,345

EXHIBIT C

District Map

THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT PRIOR WRITTEN VERIFICATION OR ADAPTATION BY MERRICK AND COMPANY FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MERRICK AND COMPANY. ANY AND ALL OTHER USERS ASSUME THE SOLE RISK FOR THE UNAUTHORIZED USE WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.

File Location O:\DEN\Projects\8434-00\Velocity Metro District\District Boundaries\Velocity Metro District and BID Map.dwg Plot Date 9/4/2019 2:58 PM | Last Saved By: CMURRAY

BID

NW 1/4

NE 1/4

SEC 5
T3S R65W

SEC 4
T3S R65W

PA-1

PA-3

PA-5A

PA-6A (NORTH)

SE 1/4

SW 1/4

PA-2

SW 1/4

PA-5B

PA-6A (SOUTH)

PA-6B

PA-8A

PA-8B1

PA-9A

PA-7

NE 1/4

NW 1/4

NW 1/4

NE 1/4

PA-9B

PA-12 REMAINDER

PA-9B

PA-8B2

SEC 8
T3S R65W

SEC 9
T3S R65W

DIRECTOR PARCEL BID

PA-10A

PA-10B

PA-11

SW 1/4

SE 1/4

SW 1/4

SE 1/4

VELOCITY METRO DISTRICT
DIRECTOR PARCELS

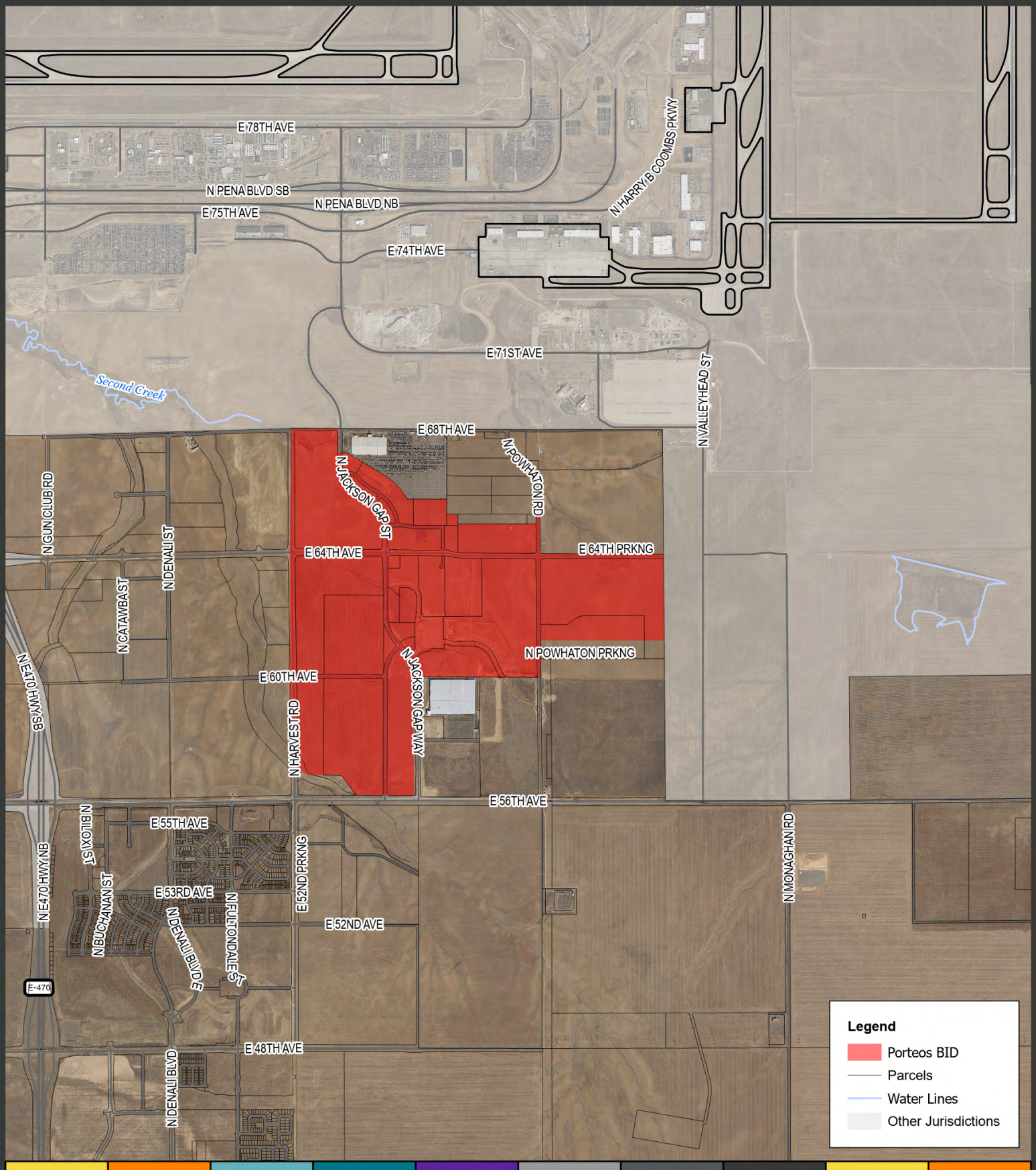
N.T.S.

MERRICK®

BID MAP

DATE: 09/04/19

SHEET: 1 OF 1



Planning and Business Development
15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Porteos Business Improvement District

September 23, 2025

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

Miles 0 0.225 0.45

9/23/2025 I:\GIS\ArcGIS_Pro_Projects\Planning\ODA\BID_Maps\Porteos_BID.aprx

CITY OF AURORA
Council Agenda Commentary

Item Title: 2026 Operating Plan and Budget – Havana Business Improvement District (BID) (Resolution)
Item Initiator: Michael Kerrigan, Special District Administrator, Development Services
Staff Source/Legal Source: Michael Kerrigan, Special District Administrator, Development Services / Hanosky Hernandez, Sr. Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Michael Kerrigan, Special District Administrator, Development Services / Hanosky Hernandez, Sr. Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Policy Committee

☒ Approve Item and Move Forward to Regular Meeting

☒ Approve Item as Proposed at Study Session

☐ Information Only

☐ Approve Item as Proposed at Regular Meeting

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The Havana Business Improvement District was approved for organization by City Council in 2017. The BID comprises approximately 209 properties along a 4.5 mile stretch of the Havana Street Cooridor from 6th Avenue to Darmouth Avenue. State statute requires that the BID file its proposed annual budget for the upcoming year with the City Clerk for City Council review and approval.

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

The attached resolution will approve the Havana Business Improvement District 2026 operating plan and budget. The operating plan anticipates $854,494 of revenues. The BID generates these revenues from a 4.5 mill levy of property tax, its portion of urban renewal tax increment from the Buckingham Urban Renewal Area, specific ownership tax, and interest. With 2025 projected carryover funds of $521,700, the total 2026 budget is estimated to be $1,376,194.

As in previous years, the largest share of expenditures is dedicated to events $230,000 and marketing $150,000; and end of year contingency/savings are estimated to be $437,237. The BID does not anticipate any major public improvements for 2026 and anticipates continuing its robust communication, marketing, district identity markers/art murals, and branding efforts to capitalize on its strength and economic development activities to promote the prosperity of the Havana Corridor.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does the Council support approval of the resolution and wish to forward this item to the City Council Regular Meeting as proposed?

LEGAL COMMENTS

No business improvement district shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the municipality within which it is located has approved an operating plan and budget for the district. *See* Sec. 31-25-1211, C.R.S. (Hernandez).

HAVANA BUSINESS IMPROVEMENT DISTRICT

2026 Operational Plan & Budget with the 2025 Annual Update

SUMMARY: Our District attorney Tom George at Spencer Fane LLP advised the District that due to the delay in receiving the assessed valuation certifications from the Assessor, the District can use the previous year's assessed valuations certifications presented on November 21, 2024, at $156,857,783 and the preliminary August 22, 2025, at $177,825,484 AVs as reasonable estimates for 2026's budget year. The Final Budget is due January 31, 2026. The final assessed valuation will not be received by The District December 10, 2025, after the City of Aurora's deadline on 9/30/2025. On 9/30/2025 the District is to submit their 2026 operating plan and budget, then the District is scheduled to present to the Management & Finance Policy Committee on 11/6/2025, for a City Council Study Session on 11/17/2025, and for City Council Regular Meeting on 12/1/2025. To prepare an operational plan for 2026 to the City of Aurora by September 30, 2025, the District Board voted on September 18, 2025, to present the 2026 budget and will host a public stakeholder annual meeting on November 13, 2025, with Spencer Fane and HBID stakeholders to address with the proposed budget for 2026. ***The proposed 2026 budget includes about $854,494 in expected total revenue collection in 2026, with a $521,700 ending fund balance in 2025, a $1.38M 2026 budget with $938,957 in expenses for 2026, and savings at ~$437,237 for future investment projects proposed by the stakeholders and the BID BOARD.***

The Havana Business Improvement District (the District) is an assessment district designed to improve the economic vitality, value, and overall commercial appeal of the Havana corridor between East 6th Avenue and East Dartmouth Avenue. The District is financed through a 4.5 mill levy based on the assessed value of 209 real commercial properties. The District received its first funding in 2008 and began the BID creation process in 2007. The District provides valuable business advocacy programming and benefits to business and commercial properties located along the corridor. The District focuses on economic development, establishing a district identity for the area, cultural community events and advocacy programs. The District services are in addition to the services along the corridor currently provided by the City of Aurora and Arapahoe County.

Name: **Havana Business Improvement District dba On Havana Street**

Boundaries: The District's boundary encompasses the commercial property on both sides of Havana Street and South Havana Street from East 6th Avenue to the north and East Dartmouth Avenue to the south in the City of Aurora in Arapahoe County. A map of the BID boundary is on page 35.

BID Programs: Our overall goal continues to be economic development of the Havana Corridor. The District has defined three major program areas, listed below. The general goals for each program area are as follows. **More details about the specific projects and activities under each of the programs can be found in the "Recap of 2025 BID Activities & Annual Report" starting on page 4 of this report. The Operational Plan for 2026 is on pages 27 – 36.**

General Goals by Program:

Project Management/Stakeholders' Communication/Governance:

- Keep an open line of communication with our stakeholders and our Havana District neighbors, engaging them in our plans and economic development activities to promote the prosperity of the Havana Corridor and adjacent neighborhoods.
- Hold monthly BID board meetings which are open to stakeholders and the public & host an annual stakeholders' meeting in November.
- Publish our monthly E-newsletter, post important announcements on the homepage of the OnHavanaStreet.com website and social media as the need arises.
- Continue regular email communication with stakeholders, regular in-store visits and connect/promote via social media platforms.
- Continue to strengthen relationships with the City of Aurora, CDOT, RTD, Xcel Energy, contractors, Arapahoe County and other entities that interact with the Havana BID.
- Continue to coordinate BID efforts and day-to-day project management.
- Encourage board members and stakeholders to provide input and take the lead on projects and committees.
- Continue to utilize and improve our stakeholder safety outreach and initiatives for the corridor.

Economic Development & Marketing/Business Consulting & Advocacy:

- Continue to advocate for our stakeholder businesses by acting as a liaison between our stakeholders and the city, county, and other entities; continue to work with the City of Aurora on efforts and programs to help small business.
- Provide new and existing businesses with support.
- Continue to maintain an available properties list and respond to requests from business owners and developers looking to expand or locate to the Havana Corridor.
- Continue to focus the budget and our efforts on economic development and marketing/branding of the District.
- Continue special events & promotions to attract people into the District and highlight our businesses.
- Continue to track the effectiveness of marketing efforts and measure successes as possible through sales tax revenue data, website statistics, and TV/radio/digital campaign statistics and other means.

District Identity & Image/Community Sense & Involvement:

- Continue to promote a sense of community & involvement through the monthly Life On Havana Street E-Newsletter, our TV, print, digital promotions, the OnHavanaStreet.com website and our social media platforms Facebook, Instagram, X, Yelp, and You Tube.
- The Executive Director will continue to attend Ward III, Ward IV and At-Large Town Hall meetings when available to keep the neighbors and consumers informed about District activities and plans.
- Continue District marker sign maintenance and replacements as needed.
- Continue assisting the stakeholders with maintenance, code enforcement issues and the graffiti removal programs.
- Continue to define our brand by creating a sense of belonging through marketing and special events, portraying On Havana Street as the place to come for your everyday purchases, as well as for unique, high-quality experiences in shopping, dining, and living and more.
- Continue to brand and market the Havana Motor Mile as the premiere destination for everything automotive.
- Continue to brand and market the Eat On Havana Street brand of 100+ diverse restaurants and food services as a destination for global eats and attract diners and foodies all over the world.
- Continue to work with the city, the property owners, and future developments.
- Support redevelopment of the former Fan Fare property and soon to be Argenta to create a sense of community and a gathering place, in accordance with the Havana North Urban Renewal Plan.

District Identity & Image/Community Sense & Involvement Continued – Art 2C Public Art Program:

- Continue the Art 2C On Havana Street, public art program in coordination with the City of Aurora's Art in Public Places Commission and install *12 new sculptures biennially.
- Art 2C On Havana Street received a statewide award and recognition from the Colorado Business for the Arts at their 2025 CBCA's 40 Years of Arts & Business Partnerships Awards.
- The District was awarded the CBCA 2025 Arts & Business Partnership Award through their partnership with the City of Aurora's Art in Public Places. Watch the CBCA Award Video with Executive Director, Chance Horiuchi here.
- *12 sculptures in the Art 2C On Havana Street Exhibition 2024-2026 were installed in September through October 2024. Please see the video highlight of the sculptures here by Simply Hao.



- The 2024-2026 12th Art 2C On Havana Street Exhibition are expected to be de-installed in September and October 2026.
- Photos of AMPA, Art Manage Plan, art contractor - De-Installs of 2022-2024 & Installs of 2024-2026 here.
    1. "Eternal Echoes" by Charlotte Zink 📍 Concorde Career College – 111 Havana Street
    2. "σελήνη" is the Greek word for the Moon by AJ Davis 📍 South Havana Shops (formerly Havana Machine) - 800 S Havana Street

3. “How Many Kisses” by James Haire 📍 Shortline Buick GMC – 1301 S Havana Street
4. “Box Elder Seed II” by Nathan Johansen 📍 Bella Vita: Active Senior Living - 1470 S Havana Street
5. “Peaceful Portal” by Penny Joseph McClarin 📍 Gardens on Havana – Main Street near Dickey’s BBQ
6. “Growing” by Charlotte Zink 📍 Mazal Motors – 1852 S Havana Street
7. “Circle of Life” by Sandy Friedman 📍 Maverik – Havana & Jewel – 1875 S Havana Street
8. “Parent & Child” by Albert Rhea, Rhea Fine Arts 📍 Piramides – 1911 S Havana Street
9. “Side by Each” by Charlotte Zink 📍 M Mart – 2000 S Havana Street
10. “Colorado” by Vanny Channal 📍 Stampede – 2430 S Havana Street
11. “Spirals Spirals #1” by Christopher Thomson 📍 Maverik - Havana & Yale – 2700 S Havana Street
12. "Leaping Pronghorn" by Pavia Justinian 📍 Havana Exchange – 2802 S Havana Street
13. *Empty art pad - *No Public Art Sculpture in 2024-2026 📍 *Havana Tower – 1450 S Havana Street*

- *No sculpture at the Havana Tower location for 2024-2026. In May 2024, the Havana Tower’s owner did not respond with approvals in time for the call for art deadlines for the 2024-2026 Art 2C On Havana Street program. The AAIPP and HBID decided it would be best to move forward with one less sculpture in the program due to the deadlines and availability of art for the program year.*
- *Loss of an art pad in 2021 - The Art 2C On Havana originally had 13 sculptures and concrete art pads at 13 District stakeholder properties; however, in May 2021 the Autawash/AutaLube properties were sold to Cobblestone Auto Spa and the property with the art pad was demolished during the redevelopment plans.
- *Newest Art Pad Addition in 2023 - A new art pad location was installed in December 2023 by Maverik/Kum & Go at Havana & Jewel at no cost to the City of Aurora or The District.
- **The District does not expect to add another art pad to the future programming unless a property stakeholder is interested in hosting a new art pad and if the proposed budget can accommodate an additional stipend for the artist’s compensation.**
- **The 2026-2028 Art 2C Call for Art will begin in early 2026, selection of sculptures will be completed by April/May 2026, and installations are proposed for September/October 2026.**
- **The District expects to host 13 public art sculptures and stipends for artists in their proposed 2026 budget.**
- **AIPP has a new audio tour guide for 2024-2026 Art 2C on Havana Street. Check it out here: https://app.otocast.com/guide/Aurora_Art2C**



Basis of Accounting: The basis of accounting utilized in preparation of the 2026 budget for the District is the cash basis. The District’s budget includes projected revenues and expenditures for its general operation fund. (Please see the attached 2026 budget on page 36**).**

Budget: ***The District prepared a Preliminary Operational Plan and Budget for 2026 with the* valuation from the previous year’s assessed valuations certifications presented on November 21, 2024, at $156,857,783 and the preliminary August 22, 2025, at $177,825,484 AVs as reasonable estimates for 2026’s budget year *and voted on September 18, 2025, at the public budget meeting.***

Approximately $854,494 in 2026 is to be raised through a 4.5 mill levy based upon the assessed value of real commercial property which includes the “current year’s net total taxable assessed valuation” from page 2, line 4 of the Certification of Valuation document from Arapahoe County dated August 22, 2025 AV's $177,825,484 x.0045 = $704,652, plus the preliminary 2025 URA property tax increment from page 2, line 3 of the Certification of Valuation (“total TIF area increment” - URA Property Tax Increment: ($21,236,224 x .0045) = $95,563, as well as an estimated $42,279 in specific ownership tax. The 2026 estimated total revenues are $1,376,194, with an estimated 2026 collection of $854,494 and a 2025 ending fund balance of $521,700.

After this report was submitted to the City of Aurora for the Management & Finance Committee, City Council Study Session and regular City Council Meeting the District will receive the Final AVs for budget year 2026 by December 10, 2025 and then District will then update the difference between the preliminary 8/22/2025 AV’s and the Final AV’s in the contingency and savings line items. The rest of the budget line items will remain the same as the District has done for the past 18 years.

Methodology: In order to allocate the costs of the services and improvements to be furnished by the BID in a way that most closely reflects its benefits, the BID will collect a property tax levied on real

commercial property. The BID mill levy is 4.5 mills, as approved by BID stakeholders in the Tabor Election in November of 2007. One mill is equal to $1 per $1000 of assessed value.

Bonding: Any bonding would require a vote of electors. The BID shall be authorized to issue bonds in the future at the discretion of and in such amounts as may be determined by the BID board of directors. Approval of a majority of BID electors who vote at an election called for the purpose of authorizing such bonds would be required. **No bonding is planned at this time.**

Term: The Havana BID is a perpetual BID with a mandatory ratepayer and City Council review period every 5 years. The review will allow for appropriate adjustments to the BID boundary, assessment methodology and/or programming, and will allow business and property owners to address and respond to changes as they occur along the corridor.

City Services: BID services will be in addition to any City services currently provided.

Governance: The BID is managed by a 9-member Board of Directors, all of whom are voting members. At least two-thirds of the board seats shall consist of owners of real property or their representatives within the district. The board will also consist of both large and small property owners and will represent a diverse mix of property use types. At least one board member shall be an elector located in the following geographic segments of the district:

- North of Alameda Avenue
- South of Alameda Avenue and North of Mississippi Avenue
- South of Mississippi Avenue and North of Parker Road
- South of Parker Road

Dissolution: The BID may be dissolved if property owners representing more than 50% of total acreage and assessed value submit petitions to dissolve it or if the BID fails to submit an operating budget for two successive years.

II. 2025 Annual Report & RECAP OF BID ACTIVITIES BY PROGRAM:

2025 Project Management & Stakeholder Hosted Events: Safety Resources and Community Events were a priority in the District's programming. In 2025, the Executive Director worked with BID board members and property stakeholders to manage major ongoing projects including: Quarterly Outreaches, Stakeholder Networking, & Business Roundtables with Community Leaders. The increase in crime and workforce challenges has been extremely difficult for so many businesses. Stakeholders expressed wanting to strengthen relationships with law enforcement, City and APD leadership, and incoming police officers. The District hosted the APD academy for tours, roundtables and business visits. The District and Board of Directors budgeted to host quarterly meetings in the District for the community to establish better relationships with leaders, city and local government officials and to build a network of resources to combat crime. The outreach and networking events helped our community leaders and advocates keep a pulse on how businesses are doing. **After hosting regular roundtables, outreach and networking events, stakeholders have expressed the same on-going challenges and appreciated the connections to resources in the community. We have received positive feedback on the forums, roundtables, outreach, networking events and will budget to continue these events in 2026.**





Crime Forums, roundtables, Meet & Greet with APD leadership, APD Listening Sessions, and safe store walks were hosted with community partners throughout the District and the City at large to address the crime challenges our stakeholders were experiencing. The connections at the events addressed customer service issues, response time concerns and communication challenges with changes in policy, processes and

expectations. The Business Advisory Board and other partners co-hosted the forums to distribute resources and create alliances with other properties in Aurora. The roundtables, forums and networking programs strengthened the community partnerships and stakeholder engagement. We invited stakeholders, local businesses, and community members to network and share their experiences, challenges, and concerns on crime in the metro area**.** The meetings were valuable in creating programs, ordinances and future policies to help the impact of crime for the community. The round tables and networking event attendances ranged from 25-125 stakeholders depending on the various locations citywide. The meetings were hosted at our local retail outlets, businesses and the NEW APD District 1 Station at The Gardens On Havana. The District provided complimentary appetizers and beverages from local restaurants and community venues to directly support our stakeholders in the District at the Safety Events.

The roundtables and networking events were so successful it allowed for more patrolling in the area, more streamlined police reporting, better relationships and communication, more programming, more police presence and support for the District. The increased engagement of our businesses with law enforcement and City officials allowed for updated ordinances on crime and retail theft limits, more business testimonies for local and state legislation efforts, and more grant funding related to safety resources and funding opportunities.



Success from our Outreach Resulted in the newest APD District 1 Substation at The Gardens on Havana. Through the leadership of the Board, advocacy of stakeholders like AMCAP and support of the City Management, The District was finally able to have a police substation at The Gardens on Havana. Results from the meetings allowed for better response times, a better understanding of APD process and limitations, addressing concerns of property owners' challenges and the scheduling of live cameras and license plate readers on properties that deter crime from occurring in high target areas. The engagement with senior Aurora Police Department leadership has also allowed for a partnership with AMCAP – Gardens on Havana to host an Aurora Police Department Substation to better serve the community surrounding the District. The District's operating police substation at the shopping center has impacted on the tenants and workforce's feelings of overall safety and the area has seen a significant reduction in crime and reporting of issues.









Safety Community Partnerships: The District hosted discussions and business roundtables with the Aurora Police Department, Police Academy, Arapahoe County's District Attorney's office, Mayor Mike Coffman, Colorado Organized Retail Crime Alliance, Aurora Chamber of Commerce, Business Advisory Board and the Aurora City Council. The District partnered with local chambers, the CO Minority Business Office, SBDC, Shop BIPOC, , Aurora Day Resource Center, Comitis Crisis Center, Loss Prevention Teams for the retailers, World Trade Center, local Procurement offices, Governor Polis' office, the Aurora Mental Health, local legislators, Congressman Jason Crow, The Association of Prosecuting Attorneys (APA), the Judicial District Attorney's Office prosecutors, and District Attorney Offices for Arapahoe, Douglas and Adams Counties.



The quarterly stakeholder networking and meetings shared updates, resources, and solutions to the business community. Updates on local ordinances, resources, and programs that the City of Aurora, Arapahoe County, State of Colorado, and community engagement have been very impactful in helping to reduce crime in our community. The lively discussions about on-going challenges with inflations costs, tariffs, immigration, crime, workforce, and operating a business have been vital to create new policies and ordinances to combat crime challenges at the municipal, county and state level. The District was active in business discussions, Representative Crow and Governor Polis' outreach and listening sessions, and attended events at the Colorado State Capitol regarding legislative issues that would impact the District and its stakeholders.

Marketed & Updated the Jobs On Havana Street webpage: The District supported and promoted opportunities with community partners for job fairs and workforce training programming. We created a Jobs On Havana Street page to support the stakeholders and promote the jobs available in our district. This page was promoted on our platforms, and with our community partners, Anschutz Medical Campus students, workforce agencies, and school districts.

Promoted & assisted property managements and stakeholders with fulfilling empty and available leases: We continued to receive inquiries from other businesses wanting to relocate and open in Aurora, On Havana Street. Chance hosted in-person driving tours of available properties and virtual Google map tours on Zoom of the District to community partners, hotels, marketing companies, city council candidates and developers. **We are proudly 93% leased in our District with over 209 properties and 30+ shopping centers.**



Promoted the ShopBIPOC (Black, Indigenous, and People Of Color) website and programs with the Aurora South Metro SBDC. The program is designed to connect consumers who intentionally want to purchase from BIPOC-owned businesses with those businesses, and to allow BIPOC-owned businesses to expand their markets. Among other outcomes, this site aims to reduce the racial wealth gap. The creation of ShopBIPOC was a response to calls from individuals, businesses, and institutions who wanted to support BIPOC-owned businesses yet did not have access to a central marketplace. Through a collaborative effort of fourteen community organizations, led by Center for Community Wealth Building, ShopBIPOCC was launched in the Fall of 2022 to connect buyers and sellers through a simple, easy-to-use online platform. As a global business corridor that is mostly BIPOC we participated and supported the launch of the program in Colorado and continued to host campaigns for engagement.

Grant assistance and advocacy: The District was an active advocate for more programming and access to capital funding for Aurora and Colorado businesses. The executive director attended meetings, roundtables, networking events, outreach conferences, panel discussions and virtual calls to lobby for more funding and programming. The District shared, promoted and assisted businesses in sourcing funding and relief programming. Unfortunately, in 2025 there were not many opportunities for grant funding. As the opportunities were announced, the District distributed the applications and shared resources for technical assistance programs to help stakeholders with applying for opportunities.

Funding Opportunities & Workshops: The District researched, hosted, and promoted funding campaigns and workshops available to the business community. The executive director researched and networked locally and nationally to share funding opportunities that the stakeholders would qualify for. Here are some of the more recent funding opportunities shared with the District: AAPISTRONG Nest Cam Kits from the National ACE, The Colorado Health Foundation, Aurora South Metro SBDC's workshops: Funding Options: Quarterly Panel and Resource Webinar, Colorado Office of Economic Development and International Trade (OEDIT) – Business Funding and Incentives, Funding and Resources for Small Businesses with African Chamber of Commerce Colorado**,** City of Aurora Rental Assistance Program, OEDIT MBO – Business Foundations Technical Assistance Program, CEDS FINANCE – micro loans and funding programming, Mi Casa Resource Center, Denver Economic Development & Opportunity, Mile High United Way's United for Business programs (website development & free consulting services), Denver Score, Inner City Capital Connections (ICCC), African Leadership Group Funding and Programming, Energize Colorado's Energize Community Program (ECP), that aligns with the African Leadership Group Business Entrepreneurship Workshop, Charge Ahead Colorado, Monarca Group, Business Preservation Programming Nationwide Resources through APIAHiP: *Asian & Pacific Islander Americans in Historic Preservation* and many more.



Helped the District save on Energy Costs and Engage in energy saving programming: Xcel Energy Colorado - Partners in Energy offered Business Energy Assessments to help businesses understand their business' energy use and provided energy efficiency opportunities. Stakeholders could start saving on utility bills and maintenance costs at a time when there were not many grants available to support increased costs in their utility bills.



Businesses spend on average about $11,100 per year on energy - $9,600 for electricity and $1,500 for natural gas. Out of 14,900 C&I premises, there are over 800 participants in Xcel Energy's commercial energy efficiency programs each year, with participants receiving an average of $6,000 in rebates and financial incentives in addition to ongoing savings from reduced energy use. The District advanced communitywide energy savings and climate resiliency by: Helping to build an actionable energy plan for the community by offering an engaged and highly motivated resource to join the Partners in Energy advisory committee and supported the two-year commitment around the City of Aurora's Energy Action Plan.

We prioritized connecting businesses to key resources utilizing On Havana Street events and various communication channels to share critical programs and offerings such as business energy assessments, electric vehicle solutions, new building design considerations, and energy efficiency opportunities, as well as grant and rebate options. Building successful relationships between businesses and Xcel Energy through important area events (both in and out of the district) and established critical contacts with the Green Business Network and the Aurora Police Department. Innovating operations by championing and connecting businesses with Xcel Energy's low to no cost energy assessments. Businesses received on-site improvements such as equipment recalibration and free installation of items like LED lightbulbs as well as identification of top energy-saving projects.

Learn more at XcelEnergy.com/EnergyAssessments. On Havana Street & Partners in Energy scheduled back-to-back visits to 50+ businesses at minority owned properties, redevelopment properties and large consuming industries to share resources and savings. The District continued to promote stakeholders to utilize the assessment opportunities, received installations of new LED lighting, and engaged in the saving programs with Xcel Energy. We made sure to have energy consultants present at our events for stakeholders to engage with.

Check out the Aurora TV feature of Scott Davenport with Heirlooms Antique Mall and his success with the District introducing Xcel Energy's Partners in Energy program: https://www.auroratv.org/video/havana-street-businesses-save-xcel-energy-program.The District also promoted the applications for Xcel Energy's fast charging EV stations and the Charge Ahead Colorado programming where businesses could save up to $50,000 with EV installs at their properties.







District Gift Card Support and Marketing: We purchased over $25,000 in gift cards from BID businesses to support them during the challenging months and did marketing campaigns and giveaway promotions during events. These gift cards were purchased from the event giveaway budget, event promotions, silent auctions and the business promotions gift card giveaways budgets. Our District shared that gift card purchases, and support helped many of them get through challenging weeks where revenue was down over 40% in sales. Many also expressed that the giveaways increased social media engagement, traffic to the website and storefronts and to new customers.

Business Check-In's: The Executive Director regularly checked in with our businesses with in-person visits, phone calls, texts, emails and through direct messages on social media. The Director asked how the BID could help, shared resources, updates, and grant funding opportunities.

Partnered with the Minority Business Office - Business Foundation Technical Assistance Program - The MBO uses this tool as an equity tool to ensure minority and all small businesses are better prepared to do business in Colorado and have better chances when applying for grants, loans, and financial incentives. Your organization can use this program as your equity tool too, especially for start-up businesses. The MBO also sponsored $500 towards the drinks at Orejano and Camel Halal Market at the APD Listening Session and tour of the redevelopment of South Havana Shops.

Workforce Childcare Assistance and Programming: Advocated and shared Child Care Assistance Program resources and funding with the BID workforce. The Child Care Assistance Program by Arapahoe County is the Low-Income Child Care Assistance Program (CCAP) that helps eligible families with the costs of child care for children from birth to age 12 while the parents work toward self-sufficiency.

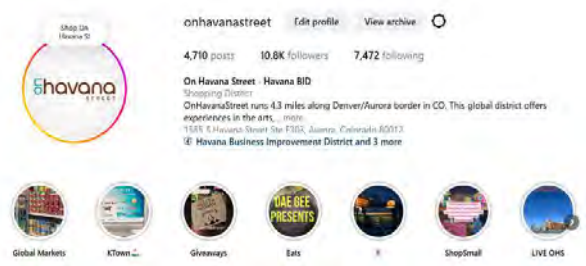
Hosted and promoted business resources and workshops to the BID and partnered with the Visit Aurora, SBA, SBDC, CRA, World Trade Center, local chambers, Mile High United Way, Arapahoe/Douglas Works!, Chamber programs & more.

Engaged Stakeholders with workforce programming and training opportunities: The District shared business resources by AD Works!, Arapahoe County and the City of Aurora campaigns in various languages to the BID and community.

Promoted business legal help from the Rocky Mountain Immigrant Advocacy Network (RMIAN), African Chamber of Commerce, African Leadership Group, Colorado Restaurant Association and Mile High United Way's United for Business programming.

Continued the Eat On Havana Street promotions for our 100+ restaurants: We continued to promote our restaurants and international markets. We also worked with the City of Aurora, Visit Aurora and community partners to feature our restaurants on the online City of Aurora's A World in a City, Discover Aurora Eats and a Visit Aurora takeout webpage featuring our restaurants. We hosted partnerships like CBS Colorado – Your Local Dish, 5280, Dining Out Magazine, Westword Eat Up Havana Series, OCN EATS, social media influencers, food bloggers and journalists to feature our destination restaurants along the corridor.

Resource Sharing & Updates: The District shared resources from the state and their many departments, Arapahoe County Public Health Department, OEDIT Minority Business Office, the Colorado Restaurant Association, & SBDC regarding mandates, resources, workforce resources, and funding opportunities. The District shared blogs and news updates on ways to help small businesses or shared access resources.



Active Engagement and Daily Posts on Social Media Platforms: The District's Instagram has 10,800 in followers as of September 2025 with expectation to reach 11,000 by 2026 and has become a destination for community updates and promotions. We shared daily updates, blogs, and social media support for businesses. We continued to share stakeholders' promotions and events and sometimes post over 25 stories or shares a day to promote the BID businesses. We created social media stories, highlights, reels and shared them with collaborators so that the posts would go viral with more engagement and impressions. **In 2025, the District continued to collaborate with social media influencers, lifestyle influencers, auto You Tubers to promote the Havana Motor Mile, food bloggers to promote our restaurants, social media content creators to promote our retail and BID businesses.** The collaboration and promotions continue to be a huge success for The District. Many of the influencers and bloggers created content for some small businesses and even shared promotions to support our corridor daily. We also used our consulting budget to hire Aveeda Goodall to help us host and post social media campaigns. We also hired Simply Hao to visit businesses and create video content and photos for the stakeholders.

Promoted the City of Aurora Tax and Licensing Classes shared with the BID businesses and invited the Tax and Licensing leadership to OHS events and public meetings for businesses to engage one on one with city staff. We want our District to have personal relationships and engage more with their local government and city staff.

Business Outreach & Engagement: Monthly we hosted round table discussions, On Havana Street district tours, small business outreach events and phone calls with the Governor Polis, Representative Jason Crow, local Chambers, Arapahoe County Public Health Department, Mayor Coffman, city council members and Colorado legislators. The one-on-one calls, in-person coffee meetings and regular updates with city council members and the mayor truly went a long way with the BID businesses. It was also a great opportunity to hear the pulse of what the businesses are experiencing and share testimonials with other partners to create more programming for the businesses in need of additional support.

Havana Street Overlay District Project: As opportunities arose in 2025, we assisted and encouraged commercial property owners in the District to update their landscapes according to the Havana Street Overlay District guidelines and improved the overall look and appeal of the District. We also helped property owners work with the City of Aurora regarding site plan updates and improvements. We helped properties connect with City of Aurora planners, landscape architects, code enforcement, sign contractors, safety consultants, the Aurora Police Department, and other partners to ease the process of improvements along the corridor.

District Identity Improvements - On Havana Street District Markers in the District in 2025: On Havana Street Logo panels and district markers, help to brand the District and support improving signage for stakeholders along the corridor. We currently have 46 logo panels in place at various locations along Havana at 26 locations in 2025 (43 OHS installed + 2 installed by KIMCO's Village on the Park and 1 installed by AutoMart). 21 brand new district marker panels at 11 locations were installed in 2021 and are not expected to be replaced for another ten years pending wear and maintenance as needed.



1. Buckingham Village Shopping Center – x2 panels
2. Discount Tire – x2 panels
3. 7-11 Phillips – x2 panels
4. Crestone #3 & #4 – x2 panels
5. *First Bank #1 – x1 panel – ***In early 2022, there was an accident & First Bank's insurance***

replaced the panels on their monument sign at no cost to the District Identity budget.

6. Good Times – x2 panels
7. Shortline Buick GMC – x1 (vertical)
8. Schomp Ford – x2 panels
9. Schomp Hyundai x 1 vertical panel
10. Jiffy Lube – x1 panel
11. Burger King – x1 panel (vertical)
12. Tynan's Pre-Owned Superstore – x2 panels
13. Larry H Miller Jeep – x 1 largest panel
14. Kaizen Collision Center – Aurora – x2 panels
15. Village on the Park – installed by Kimco – x2 panels in 2020 at the NW corner of Parker and Havana. These district signs will be maintained by KIMCO and are not a part of the District's maintenance.
16. Auto Mart USA – installed by Auto Mart – signage with On Havana Street
17. Birchtree Shopping Center at Havana & Jewel – x2 panels (installed in August 2021)
18. Havco LLC – Colony Shops – x2 panels (installed in 2023)
19. Seoul Hospitality Group - Leezakaya – x2 with event panel promotions (installed in 2023)
20. Maverik (formerly Kum & Go) at Havana & Jewel - x2 panels (installed in December 2023)
21. **NEW – Havana Auto Parts – x2 panels - waiting on permitting (approvals in 2024/2025 District Identity)**
22. **NEW – South Havana Shops – x2 panels - waiting on permitting (approvals in 2024/2025 District Identity)**
23. **NEW – Carpet Exchange – x 2 panels waiting on install in October 2025**
24. **NEW – Aurora Carniceria – former Family Dollar property – x 2 panels installed in September 2025**

*Sam's No 3 at Havana & Parker – x2 panels (installed in November 2021, then damaged and removed in early 2024)

$50,000 District Identity Improvements for the District in 2025 (not an Art2C program year): In 2025, we continued with no maintenance of existing signs as of August 9, 2025. In 2025, the District budgeted $50,000 for up to 3 or more new locations in the corridor with a first come and first served basis with their City of Aurora approved proposals and renderings. In late 2024 and 2025, we supported district identity improvements for South Havana Shops, Havana Auto Parts, Carpet Exchange, and Aurora Carniceria. **As of September 18, 2025, we still had $15,000 in district identity funds to support one more property or proposal for 2025's budget year. Proposed Locations for late 2025 and 2026 include: World Bazaar property/Luxury Car Wash, King Auto, Jambo Motors, QuikTrip, Take 5 Oil Change, & Western Center's Havana Exchange Shopping Center.**



$65,000 was Budgeted Towards Future District Identity Improvements for the District in 2026: This 2026 budget year includes up to $35,000 for the Art2C 2026-2028 program ($32,500 for 13 art pads/artist stipends - $2500 for each location/artist, $2,500 in 1st, 2nd and 3rd place prizes, and $30,000 for other district identity proposals like signage, murals or other improvement proposals. We are also working with future redevelopments on establishing district marker signs on their properties as new developments arise. In 2026, the District will budget to improve and replace the existing markers that need maintenance, support additional district marker locations and any other proposed improvements like murals, vinyl wrapping of electric traffic boxes.

In 2023, AMCAP at the Gardens on Havana proposed an art mural near the new Paris Baguette. The board voted and allocated $5000 from our District Identity budget towards the proposed art mural and up to $500 for a logo decal to be installed on the art mural. This is now the third art mural the District has supported.



Unfortunately, in 2025, the colorful and vibrant murals at Emerald Fields by artist Kirileigh Jones (2021) were painted over by the new property owner Mecca Cannabis. However, we do still have remaining murals at the Western Center's Havana Exchange Shopping Center near Tous les Jours by artist Kirileigh Jones (2022), and at the Gardens on Havana near Paris Baguette by artist Bobby MaGee Lopez (2023). **In 2026, the District hopes to support other stakeholder improvements and support more public art murals in the corridor.**

Havana Motor Mile: The Havana Motor Mile committee selected KUSA/9News/KTVD/Univision for our TV commercials, OTT streaming campaigns, and digital banner ads. Then the District ran campaigns in January, March, May, June through December 2024. **We extended our buys for the commercials using the popular OHS commercials from 2021, 2023 and updated commercials utilizing the broll and creatives from Simply Hao.** We ran the updated 2023 commercials with the new dealership names/logos, rebranded and updated parts of the commercials to save on costs and to purchase more commercial impressions in the beginning of the year.

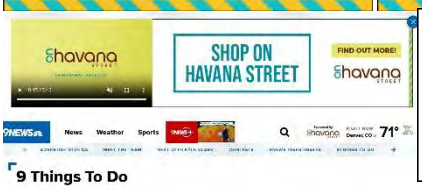
In May 2025, Simply Hao re-edited Havana Motor Mile and Eat On Havana Street promotions and created three NEW commercials to run on 9NEWS campaigns with creatives from existing campaigns featuring Broll from On Havana Street stakeholders. 1. 2025 9NEWS Eat On Havana Street - Featuring over 100 global eats 2. 2025 9NEWS Havana Motor Mile - 100+ Auto Parts and Service Shops 3. 2025 9NEWS Havana Motor Mile – Auto Dealerships promotions – Your Perfect Match

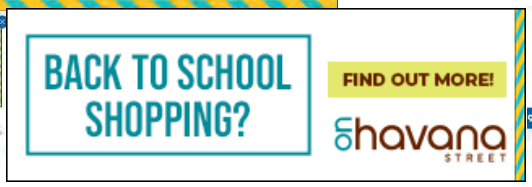
Watch the 2025 promotions and campaigns with 9NEWS here: https://onhavanastreet.com/2025-on-havana-street-commercials-with-9news-denver/. **9NEWS.com 9 Things to Do – 2025 Special Project and Campaign**: The District was offered a special opportunity from TEGNA to sponsor the 9 Things to Do website and page on 9NEWS.com. This opportunity has never been offered to a sponsorship before, and the board of directors voted to utilize the funds and reallocate $95,000 to host a special campaign to promote the stakeholders and events in the District from May – October alongside the existing 9NEWS campaign budgeted in the 2025 Operational Plan. The campaign strategically allowed ad placements on the 9NEWS.com pages and features specialized ads with our commercials and digital ads for specific promotions for stakeholders in the District.





Examples of the featured ad promotions in August and September 2025 for Back to School, Shop On Havana Street and highlights and features of Kimco - Village on the Park and AMCAP - The Gardens on Havana Shopping Centers.







We also updated our Havana Motor Mile commercials and ran the 2023 with animated commercials the 2025 campaigns. The new animated commercials were also translated in Spanish for promotions and utilized in campaigns. The animated Havana Motor Mile Commercials can be viewed here. To save on costs in 2025's campaigns we ran the updated animated Havana Motor Mile commercials and all versions of the retail, restaurants and shopping commercials. The updates on our existing commercials received positive feedback on the branding presence and recognition.

Fox Media and Marketing shared a mid-year summary report (January – June 2025) and our campaigns from received over 9.1 million impressions when the estimated impressions expected were 8.6 million. All the 9NEWS campaigns exceed the deliverables and expect to exceed the 16.75 million impressions from our campaigns from last year. More Deliverables and Bonus Impressions: Fox Media and Marketing helped negotiate free promotions, additional impressions and bonus live television features for our ad spots to stretch our budget to support the District. Fox Media and Marketing also helped the District achieve branding OHS the 9NEWS.com and 9 Things to Do homepages. These takeover sponsorships were a unique offer by TEGNA to OHS and while viewers were the campaign achieved more deliverables than expected.

Our OHS Commercials ran during peak hours, local news and popular showtimes: The commercial spots aired during targeted times during the local news & Saturday Night Live and live during the 2024 Summer Olympics. The commercial runs were very important because our stakeholders expressed their need for more exposure. In addition to the Havana Motor Mile specific commercials, we also ran restaurant commercials in the same series of flights encouraging the community to support our Eat On Havana Street campaigns for dine-in, pickup and delivery services to our 100+ restaurants in the corridor. We also utilized our online presence on the 9NEWS.com platforms and ran commercials and targeted digital ad campaigns featuring our free community events: Lunar New Year at the Stampede, Havana Street Night Markets, the Dotsero Concert at the Stampede and Trick or Treat. In March 2025, we **continued to translate campaigns in Spanish with targeted zip codes and households that are Spanish speaking. We targeted Premion OTT CTV/Streaming channels in our deliveries. The Spanish campaigns are always well received with a 98.89%VCR and over 143,000 impressions in a one-week campaign in March 2025.** The new animated commercial spots were also translated in Spanish. View the Havana Motor Mile commercials here. We partnered with 9NEWS/Univision/Telemundo to promote our District to other platforms and households in Colorado.



Havana Motor Mile Gas Card Giveaways Attracted New Visitors to the Havana Motor Mile webpages: In 2025, we continued the Havana Motor Mile gas card monthly giveaways. A new winner was selected monthly and mailed a Havana Motor Mile gas card. This promotion has driven traffic to our Havana Motor Mile website and increased traffic in our monthly newsletters. The Havana Motor Mile page is now one of the Top 5 Visited Pages and Top 5 in the most clicks. We also did Havana Motor Mile Gas Card Giveaways at special events, on our HavanaMotormile.com website, social media, print ads, at the other community events, and the Havana Street Global Market summers events.

January 2025 – Tom M.
February 2025 – Raeanna B.
March 2025 – Mike R.
April 2025 – Javier M.
May 2025 – Jose M.
June 2025 – Davante P.
July 2025 – Glenda B.
August 2025 – Francy B.
September 2025 – Michah L.

In 2026, due to the success of the gas card giveaways, we will continue to host the giveaways promoting gas cards from our gas station stakeholders in the District.

- **Promoting/marketing our businesses and events:** To gain a better return on investment with our marketing budget on KUSA & KTVD, we combined the Havana Motor Mile and Event TV budgets in 2025 with the special projection 9 Things to Do Campaigns. We also scheduled digital ads, home page takeovers for promotions, events, and giveaways, which were all well received on the 9NEWS platforms.
- In 2025, we continued to establish new relationships and strengthened relationships with various marketing partners that offered free opportunities to promote our district and events.
- We continued to run ads in print, social, web and newsletter ads with media partners: **APS Stadium ScoreBoard Media, Glendale Cherry Creek Chronicle, Asian Avenue Magazine, Weekly Focus, Colorado Times, Aurora Chamber Directory/Website, Denver Channel 7 News, Community Campus Partnership/CU Anschutz Medical Campus - Weekly Community and Campus Connections Newsletter.**
- **Aurora TV Partnership:** The City of Aurora featured and collaborated with the District in their monthly newsletters, Aurora TV – Aurora 8, and the Discover Aurora Eats. Aurora TV continued to do features of our corridor and businesses at no cost. On January 15, 2025, Aurora TV Featured one of the local KPOP artists who performed at LNY on January 26, 2025. Watch the Feature Here. We are working with Miranda Christian, Senior Multimedia Producer, AuroraTV, Communications Department | City of Aurora to feature On Havana Street stakeholders that are in the City of Aurora's Aurora Eats Guide.
- We partnered with the Asian Avenue Magazine throughout the year with 1 month full page ad (normally $900) 4 months of half page ads (normally $600 per ad), 2 editorial features - On Havana Street events/programs, business features,12 social media posts/shares (~1 per month) on Asian Avenue Magazine's website for $3500. This magazine "connects culture and links lives" in the Denver/Boulder area to over 240,000 readers a year and distributed at 400 locations.We have a very diverse community in the District and this magazine featured our businesses, cultural celebrations, dining, shopping, travel, arts and lifestyle. Their most recent reader surveys showed that half of the readers are Caucasians and half Asian Americans, 75% of the readers have college and graduate degrees and over half of the readers have an annual income above $60,000. The magazine showcased our businesses and events in their articles and social media at no additional cost. Asian Avenue also designed additional ads for our use to feature African Restaurants, AANHPI Restaurants, Hispanic Restaurants, Destinations for Brunch, and more.
- **The Shop Local Vendors Initiative and Community-Campus Partnership with the University of Colorado Anschutz Medical Campus' Office of Access & Community Engagement** has rebranded to the **Shop Local Initiative Vendors program in early 2025 from their DEI office and Diversity Supplies Programs.** This partnership fosters, promotes and supports mutually beneficial collaborations between the Anschutz Medical Campus and the surrounding Aurora community neighborhoods to improve the health and economic well-being of the Aurora community. The relationships allowed us to promote our district and events to over 30,000 in their workforce at the Anschutz Medical Campus. This campus includes UCHealth University of Colorado Hospital (UCH), Children's Hospital of Colorado, the Rocky Mountain Regional VA Medical Center - VA Eastern Colorado Health Care System and the Bioscience/Fitzsimons Innovation Community. The District continued to partner and share weekly District ads and features in their newsletters.



- **The Shop Local Vendors Initiative Program and Shop BIPOC program launched in 2023 and continued to develop and expand services in 2025. We helped with a pilot program with about 15 OHS businesses in 2023 and worked to re-engage the business community on campus in 2025.** Since 2020, the District has been helping to create a program where the campus and other community partners can do more procurement locally and with diverse businesses in the District. The Shop BIPOC program launched on August 31, 2023, and has over 400 BIPOC businesses registered so far. The Shop Local Initiative Vendors Program now has a NEW website: https://www.cuanschutz.edu/offices/access-engagement/programs-and-initiatives/shop-local-initiative/local-vendors. We have also worked closely with the University of Colorado Anschutz Medical Campus' Office of Access & Engagement helping staff, contractors, and students on campus engage with our stakeholders for catering, purchasing opportunities and events on campus.

In 2025, **Visit Aurora** hosted numerous marketing campaigns that included: blogs, videos, content creation, social media promotions, Made in Aurora, Aurora Celebrates, Meet Your Neighbor, Aurora Neighborhood, Gateway to the Rockies podcast features and highlights, and special giveaways that featured On Havana Street restaurants and businesses in their marketing and advertising campaigns.

Visit Aurora was a crucial part of the marketing of the special district and continued to highlight our On Havana Street businesses and stories in 2025. Visit Aurora has been an extraordinary partner and promoted our businesses to regional visitors and the local Colorado market. In collaboration in PR, we work together with media to host more positive media and stories about Aurora and On Havana Street. The District has been nationally recognized by Food & Wine as one of the most diverse food scenes and the best food neighborhood in the US by AFAR and continues to be a destination for global eats, shopping and cultural experiences in Aurora, Colorado.

On Havana Street was also featured in their campaigns: See the full list of Visit Aurora Promotions here.
See the highlights of our partnership below.

Visit Aurora, our marketing partner, continued to **share all the content assets**, photos, video footage, commercials, and press captured at On Havana Street businesses at no cost. The businesses used the same content in their own marketing to update their menus, website, and social media for additional exposure.

Creative assets and filming were hosted at Angry Chicken (To be posted in September 2025) and Il Forno DiTuttti on YouTube here: https://youtu.be/jwRKhA2zM70?si=ieSpPDfP4OQ2-tYw. YouTube Shorts included: Summer Day - https://youtube.com/shorts/dYDgIc-Krk8, Il Forno do Tutti - https://youtube.com/shorts/2JWU8O3NTW0 and Halloween Festivities: https://youtube.com/shorts/54kZcS-58iU

Visit Aurora Blogs Featuring On Havana Street:

Things to do in September: https://www.visitaurora.com/blog/things-to-do-in-september-25/
Fajita Day: https://www.visitaurora.com/blog/fajita-day/
Coffee Shops: https://www.visitaurora.com/blog/coffee-shops-remote-work/
Things to do in August: https://www.visitaurora.com/blog/things-to-do-in-august-25/
Karaoke: https://www.visitaurora.com/blog/karaoke-spots/
4th of July: https://www.visitaurora.com/blog/4th-of-july/
Things to do in July: https://www.visitaurora.com/blog/things-to-do-in-july/
Summer Markets: https://www.visitaurora.com/blog/summer-markets/
Fathers Day: https://www.visitaurora.com/blog/celebrate-fathers-day-in-aurora/
Donut Day: https://www.visitaurora.com/blog/donut_day/
Summer Activities: https://www.visitaurora.com/blog/free-summer-activities-in-aurora/
Things to do in June: https://www.visitaurora.com/blog/things-to-do-in-june/
Things to do in May: https://www.visitaurora.com/blog/things-to-do-in-may/
2025 Events: https://www.visitaurora.com/blog/upcoming-2025-events/
Women Owned Businesses: https://www.visitaurora.com/blog/women-owned-businesses-in-aurora/
Visitor Guide: https://www.visitaurora.com/blog/visitor-guide/
Valentines Day: https://www.visitaurora.com/blog/how-to-spend-valentines-day/

Black Owned Businesses: https://www.visitaurora.com/blog/black-owned-businesses/
Award Winning Eats: https://www.visitaurora.com/blog/award-winning-eats-in-aurora/
December things to do: https://www.visitaurora.com/blog/things-to-do-in-december-1/
Free Winter Fun: https://www.visitaurora.com/blog/free-winter-activities-in-aurora/
January things to do: https://www.visitaurora.com/blog/january-23/
Spooky Season: https://www.visitaurora.com/blog/celebrate-spooky-season-in-aurora/
October Things to do: https://www.visitaurora.com/blog/things-to-do-in-october/
Small Businesses: https://www.visitaurora.com/blog/celebrate-small-business-saturday-in-aurora/
Sweet Treats: https://www.visitaurora.com/blog/sweet-treats-you-need-to-try/
Holiday Gift Guide: https://www.visitaurora.com/blog/gift-guide-23/
Holiday Shopping Guide: https://www.visitaurora.com/blog/holiday-shopping-22/
Hispanic Heritage Month: https://www.visitaurora.com/blog/hispanic-heritage-month/
Hispanic Owned Businesses: https://www.visitaurora.com/blog/hispanic-owned-businesses-in-aurora-co/
Visit Aurora This Fall: https://www.visitaurora.com/blog/reasons-to-visit-aurora-this-fall/

Social Media Features of Stakeholders along On Havana Street:

August things to do: https://www.instagram.com/p/DMqLTyDOVwL/?img_index=6
Karaoke: https://www.instagram.com/p/DMdY6EUPb-8/
Ice Cream Day - Snowl: https://www.instagram.com/p/DMVbM0-p7bu/
Milkroll: https://www.instagram.com/p/DMT-Qjuun90/
Summer Day - Snowl: https://www.instagram.com/p/DMOK-TnSmp9/
Summer Markets: https://www.instagram.com/p/DLIpd3DPOzw/?img_index=1
June to do: https://www.instagram.com/p/DKNR_q-T9u9/?img_index=5
May Things to do: https://www.instagram.com/p/DIuatLoMtU6/?img_index=6
Shin Myung Gwan Korean BBQ: https://www.instagram.com/p/DIhBweRu7i0/
Women owned Businesses: https://www.instagram.com/p/DG83by_yd3r/?img_index=1
Women owned Restaurants: https://www.instagram.com/p/DGyL82wxunm/?img_index=1
Lucy's Flowers: https://www.instagram.com/p/DF5sBdmpfNR/
Black Owned Businesses: https://www.instagram.com/p/DFvWIZRxhwD/?img_index=13
Visit Aurora Celebrates: On Havana Street
Lunar New Year: https://www.instagram.com/p/DFao_TGsqMV/
January things to do: https://www.instagram.com/p/DFA_6fOswjc/?img_index=7
Restaurants to try: https://www.instagram.com/p/DEpztTRS8hE/?img_index=4
2024 highlights: https://www.instagram.com/p/DEQBX-rNnQS/
Nile Ethiopian: https://www.instagram.com/p/DEDFnT5JWGE/
Christmas Activities: https://www.instagram.com/p/DD42QGStXsA/?img_index=1
Il Forno di Tutti: https://www.instagram.com/p/DDX1B7vyJXB/
Tofu Story: https://www.instagram.com/p/DC7F4Vot5bX/
November To do: https://www.instagram.com/p/DCpvWplszlj/?img_index=1
National Food Day: https://www.instagram.com/p/DBhJTA0sqnz/
Halloween: https://www.instagram.com/p/DBZBXBbRHO4/?img_index=5
2024 ABF MainStage: https://www.instagram.com/p/DBM_j8hSqml/
Dessert Day: https://www.instagram.com/p/DBHz-0eMqkg/
Hispanic Heritage Month: https://www.instagram.com/p/DBFGFHmMmBP/?img_index=4

Visit Aurora continued to host successful campaigns. The YTD on their website from August 2024 to August 2025 captures about 5,662 Visitor guide pageviews, 17,629 Restaurants pageviews, 18,939Food/drink pageviews, 93,985 Events pageviews, 75,215 Things to do In Aurora pageviews and 6,679 Events/Havana Street Night Market pageviews.

Thanks to the partnership, Visit Aurora's 2025 Visitors Guide was met with great success from locals and visitors. The 2025 Visitor Guides was distributed to 90,0000 residents directly in Aurora with another 40,000 distributed through local, strategic outlets. The guide received a great response from the local community and plans to aim even higher in 2026. **The guide continues to be the definitive resource and most requested item for the 77.7 million visitors arriving annually in the state and has a year-long distribution.** This guide is also a highly trusted and relied upon resource for important buying decisions in our community. We are grateful that the District and its stakeholders are consistently highlighted and celebrated in every feature and article. We do our best to have Visit Aurora Guides throughout the corridor and distribute them at all 50+ community events to celebrate our business features.

2025 Podcast Features included: Orejano Restaurant: https://visitaurora.podbean.com/e/marcelo-alvariza-orejano-restaurant/, Shin Myung Gwan: https://visitaurora.podbean.com/e/hannah-cho-shin-myung-gwan/ and Angry Chicken: https://www.podbean.com/ep/pb-mjuui-195fe47

The District strengthened local hotel partnerships through Visit Aurora: The District also partnered with Visit Aurora to connect the 65 hotel partners and member hotels in Aurora, Denver, Denver Tech Center and Central Park to the District's stakeholders. The District hosted the local hotel **Group Sales Teams and hotel management** to showcase restaurants, things to do, venues and other destination businesses in the District. These hosted visits and tours helped set up hotel site visits to On Havana Street and made reservations for travelers and groups at our restaurants and businesses. Groups of 10-30 visitors/conference groups from partner hotels hosted "offsite" meals and engaged with our stakeholders.

The District strengthened local hotel partnerships through Visit Aurora continued: entertainment activities in the District. The hotel shuttled visitors to Havana to experience our global options of cuisines and entertainment. This partnership connected visitors and travelers to "Things to do On Havana Street" and attracted more diners and shoppers to the District during their stay in Colorado. The partnership also connected our stakeholders to the hotel partners for hosting delegation visitors, large scale events and conferences at discounted rates.

Stakeholder and Community events at the hotels returned in 2025 and so the District also promoted the catering and delivery options that our 100+ restaurants offered and things to do in the District for hotel guests. The Executive Director regularly sends images of establishments, seating capacity limits, social media pages, menus, articles highlighting our District and lists of businesses that are great destinations for local travelers to the local hotel partners.

We are very grateful for the partnership with Visit Aurora and plan to collaborate more in 2026 with regional and local marketing of Aurora, CO. In 2026, we plan to co-host community activations, placemaking projects, signature events, expand existing working relationships with Visit Aurora's partners, collaborate on content creation and media relations initiatives, and reimagine the On Havana Street branding and attractions to the District.

Community Partnerships Engagement: In 2025, we continued to focus on strengthening our community partnerships with the local Chambers (Asian Chamber, Aurora Chamber, Hispanic Chamber, African Chamber of Commerce, African Leadership Group, and Diversity, Inclusion and Equity councils, the National Restaurant Association, Colorado Restaurant Association, Colorado Restaurant Foundation, Colorado Korean Restaurant Association, the Korea Town Aurora committee, the Aurora South Metro SBDC, Colorado Enterprise Fund, GAP Fund, Mile High United Way – United for Business, Kaiser ICCC, CEDS Finance, Colorado Minority Business Office, the Colorado Korean Association, Rocky Mountain K-Pop, Aurora Sister Cities International, Aurora Asian Pacific Development Center, Aurora Asian Pacific Community Partnership, 5280 Dragon, Asian Avenue Magazine, Korean Daily, City of Aurora's Office of International and Immigrant Affairs, Aurora Pride, Consulado de El Salvador en Aurora by promoting, collaborating and hosting virtual/hybrid events with On Havana Street businesses.

The partnerships allowed us to strengthen our services and programming to the District by co-hosting and collaborating on resources, grants, and recovery efforts. In 2025, we will expand our working relationships and continue to connect stakeholders to community partners. **Throughout the year the Executive Director also collaborated on projects, shared updates, presented and hosted economic development and business tours along the corridor** to the City of Aurora's Business Advisory Board, Booz Allen Hamilton Consultants, Ward 3 & Ward 4 meetings, City of Aurora Department of Communications & Marketing, City of Aurora Traffic Department, Arapahoe County, Arapahoe County Workforce Development, Aurora TV segments, events, public meetings and support of the corridor, City of Aurora Planning & Economic Development (PED) meetings, Neighborhood Services (Horns) meetings, Havana Street Multimodal Study Updates, Governor Polis, Senator Hickenlooper, Rep. Jason Crow, the African Leadership Group, Colorado Retail Council, Rocky Mountain Shopping Centers Association, Colorado food bloggers, 5280 Magazine, AFAR Media & NY Times journalists, Colorado Yelp, Denver Post, Aurora Day Resource Center/Comitis Crisis Center/Aurora Street Outreach, Downtown Colorado Inc, Aurora Police Department, Cops Fighting Cancer, Xcel Energy's Partners in Energy, City of Aurora Disparity Study, PROS Our Parks, Our Places, Aurora & Fitzsimons Rotary Clubs, Buckley Space Force Public Affairs, Marketing, Community Relations & the Panther Den (Buckley community center on base), Buckley Spouses, Connecting Aurora, Alameda Corridor Study, and the Veteran Affairs & Older Adults Commissions and more.

Record Breaking Property Values – Over 145% increase since 2008: We began in 2008 at about $72M in AV and now in 2025 we estimate to be at about $177M in AV.

Record Breaking Contributions to the City of Aurora Sales Tax Revenue at $26.24M - Over 117% increase since 2008: We began in 2028 at about $12M in sales tax collections and in 2024/2025 we estimate to be about $27M in sales tax collections.

We have seen percentage increases in all three city sales tax categories since we started tracking the sales tax in 2010, except for the 2020 year due to the Covid-19 pandemic's challenges. We were only down 2% from 2019's total sales tax collections. Since 2015, the District continued to contribute over $20 Million in sales tax for the City of Aurora. The District continued to be one of the major sales tax drivers for the City's revenue and historically annually contributes about 9-10% to the City of Aurora's budget in sales tax revenue.

Sales tax collections from businesses in Havana BID through August 2025 total about $17.3 million, down 1.3% and ~$228K.

Please note that these numbers could change slightly with year-end adjustments. Richard Goggins in the City of Aurora's Finance Department shared these notes from the YTD sales tax collection report:

1. **Sales tax collections from the District are down $227,600 (1.3%) year-to-date.** While the City of Aurora as a whole was seeing an increase in sales taxes paid by top taxpayers, all that growth was driven by variable taxpayers (which are companies whose sales are predominantly or completely large business-to-business sales that occur irregularly), while sales tax revenue from consistent taxpayers has declined by 0.2% compared to 2024.

2. **YTD sales tax collections from the Food & Dining sector are down 5.1% for the District, compared with a 0.2% decline for the City of Aurora.** Inflationary pressures on dining out appear to be a contributing factor. In the latest release of the Consumer Price Index on September 11th, the year-over-year inflation rate for the "Food Away From Home" category was 3.9%, which was an increase from the five-year low of 3.4% from January of this year, indicating renewed upward pressure on dining-out costs.

City of Aurora Sales Tax Collection from the Havana BID – On Havana Street

YEAR	AUTO DEALERS & PARTS	FOOD & DINING	TOTAL SALES TAX
2008	Did not track categories in 2008-2009		$12,178,876
2009			$12,637,352
2010	$3,435,800	$1,788,855	$12,955,934
2011	$3,769,713	$2,019,244	$13,680,196
2012	$4,934,651	$2,374,026	$15,636,441
2013	$5,295,256	$2,424,008	$16,339,126
2014	$5,897,049	$2,810,906	$18,599,766
2015	$6,546,804	$3,081,998	$20,193,012
2016	$6,292,571	$3,058,532	$20,358,224
2017	$6,628,639	$3,072,734	$21,058,637
2018	$6,343,937	$3,557,848	$21,105,961
2019	$5,923,499	$3,760,494	$21,150,961
2020	$5,233,973	$3,209,112	$20,772,883
2021	$5,710,989	$3,799,275	$23,767,639
As of 7.2022	$4,254,046	$2,955,026	$17,425,456
2022	$5,765,103	$4,456,896	$26,574,405
As of 8.2023	$4,341,842	$3,127,602	$17,919,537
2023	$6,615,847	4,746,512	$26,722,911
As of 8.2024	$4,289,542	$3,152,604	$17,576,317
2024	$6,538,904	$4,549,599	$26,244, 089
As of 8.2025	$4,766,507	$2,990,354	$17,348,712

3. **Despite the inclusion of additional businesses not captured in last year's totals, sales tax revenue from the Auto Dealers & Parts sector is up 11.1% from a year ago.** When adjusted to exclude these new businesses, year-over-year revenues in **the District increased by 3.9 percent, outpacing the 1.7 percent growth recorded for the City of Aurora.**

4. **Another relative strength for the District is seen in the "Building Materials and Supplies Dealers" sector.** While this sector experienced a 7.4 percent year-over-year revenue decline in the City of Aurora, **the District recorded a 2.3 percent increase over the same period. Although this growth falls short of the 2.9 percent inflation rate as of August 2025, it nonetheless represents one of the District's stronger-performing sectors.**

	2025 YTD	2024 YTD	$ Variance	% Change
Eating & Drinking Places	27,879,329	27,928,837	(49,508)	(0.2%)
Discount Stores	17,853,938	18,480,839	(626,901)	(3.4%)
Building Materials	18,342,192	19,814,171	(1,471,979)	(7.4%)
Auto Dealers and Parts	15,615,589	15,348,468	267,120	1.7%
Utilities	11,073,492	10,473,687	599,806	5.7%
Grocery Stores	7,612,384	7,791,510	(179,126)	(2.3%)
Electronics/Computers	10,336,887	7,920,926	2,415,961	30.5%
Clothing and Clothing Accessories	6,218,327	6,147,934	70,393	1.1%
Telecommunication/Cellular	7,734,109	7,693,926	40,183	0.5%
Department Stores	2,174,562	2,308,444	(133,882)	(5.8%)
Beer, Wine, and Liquor Stores	3,402,481	3,640,921	(238,440)	(6.5%)
Sport Goods, Hobby, Books, Music	2,399,702	2,307,505	92,197	4.0%
Industrial Sales	8,241,686	2,683,148	5,558,538	207.2%
Furniture and Home Furnishings	1,324,202	1,377,340	(53,138)	(3.9%)
Other Top Taxpayers	21,422,650	20,207,695	1,214,955	6.0%
TOP TAXPAYERS	**$161,631,530**	**$154,125,351**	**$7,506,179**	**4.9%**
Total of All Other Taxpayers	26,029,945	22,634,890	3,395,055	15.0%
TOTAL SALES TAX COLLECTIONS	**$187,661,476**	**$176,760,241**	**$10,901,235**	**6.2%**
Less Sales Tax Incentives	6,305,707	6,024,654	281,053	4.7%
TOTAL REPORTED SALES TAX	**$181,355,768**	**$170,735,586**	**$10,620,182**	**6.2%**
Total from Consistent Taxpayers	163,542,985	163,943,331	- 400,346	-0.2%
Total from Variable Taxpayers	17,812,784	6,792,256	11,020,528	162.3%

Review the August 2025 YTD report Here. Contact Richard Goggins, (He/Him/His/Él), Budget Analyst, Finance Department at the City of Aurora *at* 303.739.7188 for any additional questions.

District Identity - Art 2C On Havana Street Exhibition: Art 2C On Havana Street is a public/private partnership between the District, our stakeholders and Aurora's Art in Public Places (AAIPP). **Art 2C On Havana Street Exhibition 2024-2026** will include 12 sculptures at OHS properties and all 12 will be installed late September to October 2024. Each artist will receive the $2,500 stipends for the two-year program. The stipend amounts are based on the art commission's analysis of other Colorado public art stipends in 2020. The BID Board and AAIPP felt that $2,500 would allow Art 2C to be more competitive with other local public art programs with the increased stipend amount and attract quality submissions. The exhibiting artists will be paid a $2,500 stipend for the transportation, installation, and de-installation of their artwork. In 2024, the District also budgeted funds for awards in the following amounts: 1st Place: $1,250, 2nd Place: $750 and 3rd Place: $500 to be mailed to each award winner. **View the 2022-2024 Art 2C's twelve selected sculptures here**. The 2024-2026 12th Art 2C On Havana Street Exhibition were installed in September and October 2024 with 12 public art sculptures.



Art2C On Havana Street: The District board supports public art as an economic development tool and a chance to further brand The District. The exhibition provides residents and visitors with a unique way to experience the Business District. Public art boosts real estate values and creates opportunities for local businesses to thrive. **In 2025, the board budgeted $50,000 to continue the maintenance of District markers and other district identity improvements, but did not allocate any funds to Art2C since 2025 is a year where we do not install new art.** The District will host a call for art in early 2026 for the 2026-2028 Art2C program.

Havana North Urban Renewal Area & Argenta: The Havana North Urban Renewal area straddles the northern corridor of Havana Street from Sixth Avenue, south to Bayaud Street. The area generally includes commercial properties along both the east and west sides of the street. A key concept associated with Havana North Urban Renewal Plan implementation is targeted investment that will serve to catalyze development throughout the area and fund future public improvements.





The old 10.3-acre Fan Fare site, which is identified as one of three activity centers within the Havana District Design Concepts Plan, is considered the catalyst project within the area. This site of a former department store from a bygone era is now one of the largest development opportunities in the busy Havana Business Improvement District.

In late 2021, Argenta was sold to Dream Finders Homes. Pacific North (developer) and Legend Partners (Commercial Leasing for Retail Space) presented to the District with an update on 8/18/2022. The update included three buildings with 32 units facing Havana, 76 units in the south apartment building and 92 units in the north apartment building. Pacific North shared that Argenta is expected to deliver the first building in late 2023. The first building is going to be a condominium building, with 32 condominium units. In addition to the condominium units, Argenta will have 16,495 square feet of space available for lease. Legend Partners shared that they are flexible on the space available for leasing and can lease space to any size that is suitable for prospective tenants.





In 2023 & 2024, construction of Argenta was still in progress on the site, and soon will feature retail, commercial space, 200 apartments units in 3 buildings and a public park/plaza space. This location along Havana Street features strong and vibrant retail and automotive co-tenancy, some of the state's best ethnic restaurants and a balanced mix of national and regional retail. The strong, growing demographics in the area make it ideal for young professionals and families. Historic renovations and older property/building conversions make up much of the development potential nearby.



For new construction and high visibility retail, the project is very affordable. Legend Partners are asking +/- $25-28/sf + $10 NNN. For leasing opportunities or interest in the 0.2 Acres of commercial land then contact Nate Hansen, Legend Partners, 2000 S. Colorado Blvd Colorado Center // Annex 320, Denver, CO 80222, 720-529-2881, NHansen@legendllp.com, www.legendllp.com

Business Watch, Crime and Safety: With the assistance of the Homeless Street Outreach Team, the Mayor and City Council, Aurora Police, City Planners, Aurora Water, Aurora Traffic, Code Enforcement, and site plan amendments by property owners, the District is making progress with helping people experiencing homelessness, unhoused and exhibiting "visible poverty", urban camping, panhandling, shoplifting, and graffiti removal. The major challenge of the corridor in 2024 has been auto thefts, increased retail thefts, vandalism, and property crimes. The District continues to work closely with the APD PAR officers, local and state leadership, and property owners and shared other useful resources for the businesses regarding safety and crime prevention.

- **Assisted Businesses with Signage on Properties for Auto Theft Prevention**: The Park Smart Program for Businesses allows businesses to purchase these signs and hang them in their parking lots or on their buildings to remind patrons to not leave anything of value in their vehicle to help prevent themselves from becoming victims. APD provided quotes for signs here.
- **Explored Other Crime Deterrents – Flock Security Camera/LiveView Technologies/Live cameras on property**: APD investigated the surveillance in KingSoopers' parking lots that other BID members mentioned at previous BID meetings. The equipment belongs to a company out of Utah called, "LiveView Tech." The company leases their system and then sets up and monitors activity from the cloud. The system is portable, so you can easily move it from place to place. You can zoom, pan, and capture pictures or video. Some models have speakers where you can record messages and send announcements to the property. APD shared to learn more visit LiveView's website at www.liveviewtech.com. In 2025, **The District worked with APD to get live cameras and decoy APD vehicles at properties experiencing challenges.** The live cameras have helped deter crimes and stakeholders expressed appreciation to APD for assisting and providing solutions. This was a direct result of the quarterly round tables and the consistent follow-up from the property owner and APD PAR.
- **Our Havana PAR also attended quarterly crime forums but does not have staffing to attend our monthly board meetings. APD leadership and PAR also attend other community outreach events as their schedules allow them to engage with the District.**
- **Business Visits and Drives throughout the Corridor:** The Executive Director did Business Watch Drives periodically 3-5 days a week. The Executive Director regularly walks the properties and shopping centers to distribute business resources and do business check-ins.
- **The BID worked with commercial property owners in the District and helped them with city compliances and trespassing ordinances.** The BID assisted properties and advised on having proper signage and letter of consent on file with Aurora Police to allow police to go onto the property if an incident ever occurred. Our outreach efforts included assisting people in need by sharing the Aurora's Homeless Resource Guide and providing a bus pass to those in need to get transportation to services at the Day Resource Center. We also assisted in connecting those in need with the Street Outreach Team to transport them to services. If people continue to panhandle and/or urban camps on private property and have refused all our offers to help them, the private commercial property owners have the right to trespass them off their private property. We continue to look for other solutions for this difficult and challenging issue.



Automotive Technician Tool Incentive Workforce Program: To help address the severe shortage of trained auto technicians, in 2025 we continued to partner with the repair shops and dealerships in the Havana District and Pickens Tech's Mechanic Certification program. Our auto technician tool incentive program is annual success.



In 2023, the District increased the budget to $21,000 to sponsor more student engagement in working on the Havana Motor Mile and to cover the rising cost of tools and tool chests. The increased budget allowed the program to support up to 6 students. In 2024, we budgeted $22,000 to support 6-8 students. An additional $1,000 was allocated to the 2024 budget to cover the increased inflation and bulk shipping costs. However, the board voted in early 2024 (March 21, 2024 Minutes) to reallocate an additional $1000 at $23,000 for 2024 to accommodate to the cost increases for the freight, tools, tool chests, and the award ceremony lunch.

In 2025 and 2026, the District allocated $30,000 to accommodate for more tools and toolchests for 6-8 graduates, and additional tool kit sets (Havana Auto Parts Real Deals) for 6-7 more students, the increased costs of freight, tools and toolchests and possibly a stipend for at least 5 additional students with a gift card to a Havana Motor

Mile shop. In 2025, the District was able to sponsor 13 graduates of the 2025-2027 cohort and hopes to do at least 12 graduates in 2026.



Why Tools & Toolchests vs a Scholarship: Automotive Technicians need to have their own tools to use on the job. These tools are expensive, especially for someone just starting out in the field. If the auto technician stays employed in the Havana Motor Mile shop for 2 years, then technician is awarded ownership of the tool chest and tools with a ceremonial key celebration. If the technician leaves the job before the 2-year commitment, then the tools go back to the Pickens Technical Mechanic Certification program to be redistributed to a future student working in a Havana Motor Mile Shop.



The 2022-2024 students worked at a Havana Motor Mile business for two years and were awarded the official ownership of the tools and tool chest. **Our 2022 graduates and 2022-2024 awardees included 8 students:** Wilfredo Gonzalez at Ed Bozarth Chevy, Jazriel Gutierrez at Shortline Buick GMC, Awsiif Khokhar at Shortline Buick GMC, Fatul Fatulov at Ed Bozarth Chevy, Knyaw Doh at Schomp Subaru, John Webster at Schomp Subaru, Tyler Gow at Tynan's Volkswagon, Johnathon Pool at Ed Bozarth Celebrate Chevrolet.



On July 6, 2024, the District awarded six graduates at Pickens Technical Center's Automotive Technician Program: 2024-2026 Students were Jehan Sethna – Stevinson Toyota, Carlos Rodriguez – Stevinson Toyota, Dylan Pouliot – Tynan's VW, Michael Castillo – Tynan's VW, Mark Bortz – Schomp Ford, and Omer Elobied – Schomp Subaru. These students received a Snap-On Tool package including a compact split lid cart full of auto mechanic tools to use on the job. We also had students placed at Shortline Buick GMC, Schomp Hyundai, Schomp Mazda, Schomp Ford, LHM JEEP, Tynan's Nissan, Havana Auto Parts, and Celebration Chevrolet.



On Wednesday, May 28, 2025, the District and the Board of Directors presented 13 graduates from Pickens Technical Center's Automotive Technician program with tools and tool chests. The 2025 Havana Motor Mile Tools and Snap-On Tool Chests 7 Awardees (2025-2027) included: Tom Valverde – Schomp Ford, Felix Reynaga – Tynan's Nissan, Jonathan Henriquez – Tynan's Nissan, Marquez Spiller – Tynan's Volkswagen, Loam Ma – Tynan's Nissan, Ivan Garcia – Celebration Chevrolet, and Brayan Cordillo – Schomp Subaru. **The 2025 Havana Auto Parts – 6 Real Deal Tool Kits Awardees included:** Jesus Martin – Stevinson Toyota, Ameer Khalaf – Schomp Subaru, Justin Caballero, – LHM Jeep, Ethan Johnson – LHM Jeep, Jacen Kile – Tynan's Volkswagen and Ghiyath Abdelrohman – Schomp Ford.



2025 was the 7th year we were able to give the ownership keys of the tool cabinet to the students who completed the two-year commitment to the Havana Motor Mile. Our 2023 graduates and 2023-2025 awardees included 6 students: Trae Duggan – Red tool box – Schomp Ford, Axel Castaneda - Yellow tool box – Infiniti of Denver, Eduardo Soto Garduno – green tool box – Schomp Subaru, Alfredo Camacho – black tool chest – Infiniti of Denver, Sachiel Mendoza – orange tool chest – Tynan's Volkswagen and Amir Chambers – blue tool chest – Schomp Ford. Keys are scheduled to be delivered on Tuesday, September 30, 2025.

Snap-On & Havana Auto Parts worked with us and Pickens to give us a great deal on the tool packages for MORE students in 2025. We gave 7 students a tool chest and set of tools and 5 students Real Deal Tool Kits.



If the student awarded the tools stays on the job in the Havana Motor Mile shop for two years, then they get to keep the tool package. If they leave employment before the two-year mark, then the tool package goes back to Pickens to be awarded to a future student employed in a Havana Motor Mile shop as part of this tool incentive program. The successful program was created by the service managers and shop owners in the Havana Motor Mile.



Thank you to automotive instructors, Darcy Niblo, Sam Gangwisch, and Levi Shaw for their dedication to the program and the students of Pickens Tech. Contact Darcy Niblo at Pickens Technical College at dniblo@aurorak12.org if your Havana Motor Mile business is interested in hiring a Pickens Tech student next year for 2024-2026. **This workforce initiative growth will help to support our 20+ car dealerships and over 100 automotive service businesses in our corridor.**

Daily BID Operations: Executive Director performed all day-to-day functions of a special district in Colorado, including ongoing updates to the Havana BID database to keep track of the number of real properties and businesses within the BID's boundaries.

2025 Stakeholders' Communication: In 2025, the BID worked diligently to keep its stakeholders and neighbors informed of events and plans On Havana Street. We also actively updated stakeholders on business resources, funding opportunities, and updates.



- **Quarterly Crime Outreach and Roundtables + Networking Events**
- **Monthly Meetings:** We hosted monthly virtual BID board meetings, which are open to all stakeholders and the public. The agenda is publicly posted prior to the 3rd Thursday meeting to inform and welcome the public.
- **Annual Meeting:** We plan to host the Annual Stakeholders' meeting in-person at The Stampede on November 13, 2025, at 11-1pm.
- **Stakeholders' Special Notification:** The Havana BID posted notices on the home page at www.OnHavanaStreet.com and sent out regular email updates as needed to keep the business owners informed. We have updated our email distribution lists to allow us to send out communication to specific groups of business owners and citizen supporters; for example, contacting just the restaurant owners, or car dealerships.
- **Life On Havana Street e-Newsletter**: We published a monthly "Life On Havana Street" e-Newsletter with 5260+ newsletters being sent out monthly.
- **Regular In-Store visits, phone calls, text updates & social media/website promotions:** Executive Director made regular in-store visits safely to the businesses in the District. We also actively engaged the businesses in attending virtual events, workshops, public meetings, outreach campaigns, and we promoted businesses on social media platforms/websites. In addition to actively engaging the stakeholders in community and BID events, we listened to their comments and concerns and hosted multiple listening events with local, state, and federal leaders. When updates are time sensitive the executive director would text and direct message stakeholders on social platforms.

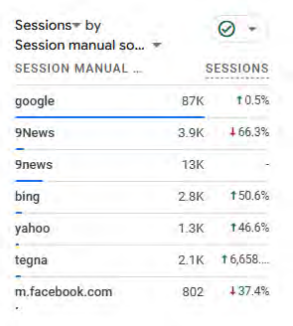


- **Business Watch Updates:** The District sent out regular e-mail Business Watch Alerts to stakeholders as needed. We worked with our Aurora Police PAR, Police Area Representatives, officers to distribute shoplifting and auto theft prevention flyers/posters to all our retail businesses. We worked with Aurora Police to develop a Trespassing Ordinance Packet which includes sample signage wording, sample letter of consent to have on file with police, and a sample parking tag for the commercial property owners. We partnered with PAR and visited shops together to address crime concerns and challenges with stakeholders. The PAR also regularly attended events in the District, including the Havana Street Night Global Markets and networking events. We engaged with the Aurora Day Resource Center, Comitis Crisis Center, Aurora Mental Health, Advanced Pathways, Village Exchange Center, and the Homelessness Outreach Team regularly to help vulnerable community members in the District. We also invited the street outreach team to our quarterly networking events for stakeholders to build stronger relationships with the outreach team. The outreach team offered resources, solutions and follow up with stakeholders and their challenges after the events.
- **Website & Social Media Marketing**: We regularly updated the On Havana Street website with stakeholder and District events, business announcements, business updates and resources, funding opportunities, ordinance updates, blog posts, press coverage, photos and videos from events, new business directory listings, and available properties. We actively engaged and posted daily on Instagram and Facebook. Plus, we created lives, highlights, and story highlights to feature the activities in the District at events and business visits. We updated our You Tube, Google, Twitter, Instagram and Facebook profiles for marketing and events. We continued to utilize our "responsive" smart-phone friendly website and newsletter. We worked closely with Webolutions to continue the on-going maintenance, updates and effectiveness of our responsive website and newsletter. Both the website and newsletter have been well received. In 2025, we continued monthly strategy sessions with

Webolutions via Zoom. Webolutions assisted in urgent updates, content, RSVP forms, giveaways, blogs, backlinks, and SEO updates.

On Havana Street – SEO Summary from August 2024 through July 2025 and SEO Performance and Highlights

- Active Search Engine Optimization and Proactive Backlink Building on the website began in November 2022 and continued throughout 2024 and 2025. This year, Google made some significant changes in their algorithm. Among them is the cleaning up of their search engine by removing many low-quality pages from their index, with many organizations seeing a reduction of 10%-50% in the number of indexed pages. We experienced a decrease of 5%, as much of the website content is on business directory pages that have limited content depth. In recent months, the number of indexed pages on the website has increased month after month as we spent time actively creating new business content for businesses that had especially thin content. Unfortunately, with the impact due to the pages being de-indexed, overall keyword ranking did trend downward, despite overall website strength increasing.
- Another significant change is the AI Overview. These are appearing on many search results and provide users with answers without requiring them to visit the website. As a result, sites have been reporting significantly less traffic via search engines, as that traffic is now diverted to the AI Overviews.
- Top 3 Terms Ranking = 466 (down 28.4%), Terms Ranking in Positions 4-10= 1,402 (down 35.6%), Organic Traffic to Website from August 2024 – July 2025 = 91,726 visits, and from August 2023 – July 2024 = 91,457 visits.
- Backlink building was a special project in 2025 by Webolutions:
  - Referring domain up from 551 in July 2024 to 837 in July 2025 **+ 286, +51.9%**
  - Domain Rating up to 38
- Moving forward, the website will need significant content contributions to keep up with the changes in Search and AI citations. The goal will need to be to increase content velocity on the website to send stronger signals for search and AI citations. This would include blogs and the creation of more content-rich business overviews, as well as an emphasis on the whole brand reputation with press releases and third-party articles**. The District may explore blog writers or guest blog contributors to boost the website to host more content-rich contributions to rank better and compete with AI citations.**
- **Engagement Rates on the Website:** Engagement Rates remain strongest amongst visitors who find the site via organic search. Those visitors spend the most time on the site and tend to visit more pages. Engagement rate = visitors who spend more than 10 seconds on the site or had more than 2-page views.
- Organic Search = 52.7%, Organic social media = 46.1%, Direct = 32.1%, Display Ads = 42.86%, & Email = 30.41%
- **August 2024 – July 2025 Analytics**
  - Record high of 145,927 sessions on the site, up from 130,028 the previous year **+ 12.23%**
  - Record high in Organic Traffic from Search Engines at 91,726 sessions, accounting for **62.86% of all traffic to the website.**
  - As we build stronger backlinks (10 per month since November 2022), the Domain Rating has **increased to 38.** This is an indicator that the website continues to get stronger and carries more relevance for search engines.



- **August 2024 – July 2025 Acquisition Reporting**
  - Google was at 86K, 9NEWS 3.9K, 9NEWS 13K, bing 2.8K, yahoo 1.3K, Tegna 2.1K, Facebook 802.
  - The acquisition reporting does show how our 9NEWS campaigns on 9Things to Do and 9NEWS.com brought in an average of 19K sessions from the digital ad campaigns.
- **August 2024 – July 2025 Email Reporting**
  - Email list size now at 5,263+
  - Average Open Rate: 25.67%
  - Average Click to Open Rate: 14.61%
- **Social Media Engagement - We posted daily and actively posted Instagram stories, reels, highlights, and videos of events, promotions of businesses and featured businesses on our page.** We actively share our businesses posts and bloggers that promote our District. In September 2018, we had 555 followers and 281 posts on our Instagram profile. **As of September 2025, we grew our account to 10,800 followers, and 4716 posts on Instagram.** As of September 2024, we grew our account to 7,748 followers, and 3942 posts on Instagram. As of September 2023, we grew our account to 5,057 followers, and 3502 posts on Instagram. As of September

2022, last year, we had 3,339 followers and 3181 posts. In 2021 we had 2,423 followers, 2020:1,654 followers and 2,552 posts.



Active Engagement & High-Quality Creatives: We continued to engage with our followers and posted 100+ stories on events, shopping, Havana Motor Mile, food, public art, business updates, and resources on our Instagram profile. Through our Instagram page we have established relationships with over 300 auto, food and lifestyle bloggers that often share, promote, and highlight our businesses.
In 2022, on a 90 day average our Instagram reached an average of 12.2K accounts, 109 posts, 603 stories, and 11 reels. In 2023, on a 90 day average our Instagram reached an average of 20.4K accounts, over 227K impressions, our reels and posts reached about 11K profiles. Our Instagram page's profile activity continues to increase every 3 months with over 6,444 profile visits on the last 90 days from this report and reached ages ranges from 25-54 with 42.5% of followers at 25-34, 26% of followers at 35-44, 15.8% of followers at 18-24 and 8.4% of followers at 45-54. The top reached cities include Denver, Cherry Creek, Glendale, and Colorado Springs and 75.3% are female and 24.6% are male.
In 2024, on a 90 day average our Instagram reached an average of 34.5K accounts, over 328K impressions, our reels and posts reached about 52.6K profiles. Our Instagram's profile activity continued to increase every 3 months with over 6,444 profile visits on the last 90 days from this report and reached ages ranges from 25-54 with 35.8% of followers at 25-34, 35% of followers at 35-44, 6.7% of followers at 18-24 and 13.9% of followers at 45-54. The top reached cities include Denver, Aurora, Centennial, Colorado Springs and Lakewood and 73.5% are female and 26.4% are male.



In 2025, on a 90 day average our Instagram reached an average of 34.7K accounts, over 492K impressions, our reels and posts reached about 168.1K profiles. Our Instagram profile audience is about 37.1% ages 25-34, 33.2% are ages 35-44, 12.2% are 45-54 and 10% are 18-24. The top reached cities include Denver, Colorado Springs, Centennial, and Lakewood, Colorado and 71.1% are female and 28.9% are male. These record numbers are due to the District hiring Simply Hao and Aveeda Goodall in our consulting budget to help with creating content and high-quality video reels and stories for our social media platforms. Review the 50+ high-quality videos created by Simply Hao here: https://www.youtube.com/@OnHavanaStreet/videos.

- **Keeping up with the Issues:** The Executive Director attended city council study sessions, regular city council meetings, City of Aurora policy committee meetings like the Planning and Economic Development (PED) committee meetings, Housing, Neighborhood Services, & Redevelopment meetings, Housing Task Force meetings, Zoning, Coding, Budget meetings, Management & Finance committee meetings, and planning commission hearings. The Executive Director and Board also actively attended and engaged with community partner meetings with the Aurora Chamber of Commerce, Arapahoe County, Community Enterprise Development Services (CEDS), Our Parks, Our Places, Disparity Study Outreach events, Small Business Outreach events, SHOP BIPOC, Alameda Corridor Study, Women in Executive Leadership Roundtable, Aurora & South Metro Small Business Development Center and other events to stay on top of the issues that may impact the BID's businesses and small businesses in Aurora. The Executive Director attended other BID and urban renewal training sessions offered by Downtown Colorado, Inc. to strengthen our Districts relationships with other special districts.



- **Annual Audit:** We contracted to have a Government Audit completed in April. The audit is shared with the stakeholders and confirmed that the District is a good steward of their tax dollars. 2024 Havana BID Audit
District Annual Audits are here.

- **Code Complaint Resolution:** The Executive Director worked with code enforcement officers, city, state and CDOT representatives, the Aurora Police Department, property hired security officers, and business owners to address and resolve code complaints and challenges. The District worked with business owners to resolve code complaints, avoid code violations and expensive fines on the business owners and helped to keep the corridor safe, welcoming and within code.
- **Homeless Outreach & Support:** See above to **Business Watch Updates**

- **Welcome Committee:** The District and board members contacted new business owners, welcomed them to the District, explained the BID's responsibilities and offerings, arranged grand opening celebrations, submitted information & marketing to local media/social media. We added the new business and stakeholder to the distribution of newsletter, created a business directory profile, updated the BID's database of properties, and added their contact information to our communications. In addition, we added their business to our social media platforms and followed/liked their profile pages to be informed about future business activities and promotions. We also work closely with the new businesses and share our resources regarding our business watch information and help to provide any other resources they may need in their new home On Havana Street. Our social media and videographers also visited the new businesses to create content for social media platforms and took photos for the new business owner to use in their own creatives and promotions for marketing and advertising.



Community Events: The District hosted hybrid events and co-hosted or supported existing stakeholder events in the corridor and community. Many of the events were scheduled and marketed to attract shoppers, visitors, business owners and neighbors together, like the Havana Street Global Markets, Business Round Tables, Networking at On Havana Street businesses, workforce/hiring/workshop events, Last Days of Summer Concert with Dotsero at The Stampede, Korea Town Golf Tournament, Afrik Impact, and the Trick or Treat Events in the District. The District hosted regular round tables with Governor Polis, Representative Jason Crow, District Attorney John Kellner, Mayor Coffman, and Aurora City Council. In addition, smaller in-person small business round tables were also hosted, which allowed businesses to network and collaborate with one another with business advocacy efforts and business resources.



2025 Other Economic Development Services:

- **Business Directory Updates:** We updated our business directory photos, contacts, and details on our new responsive website. Webolutions, our website management consultant and marketing partner, continued to do key-word optimization on each of the business directory listings to increase the Google search engine rankings for each individual BID stakeholder business. This business directory gets the most traffic on our website, followed by the upcoming events page, the Havana Motor Mile pages, and the view available properties page. **Review pages 20-22 to learn more about the success of our website results in 2025.**
- **Available Properties Listing:** We continued to revise and update the list of available commercial properties for sale/lease in the Havana corridor on our website to attract and assist future business owners, investors, and developers. This has been a very popular service that generates new business leads. The District works closely with the City of Aurora Retail Specialist, developers, commercial brokers, local Chambers and the Aurora Economic Development Council for referrals and establish interest in the BID corridor. Havana is a very desirable area and in the top 5 producing areas for City of Aurora sales tax generation and revenue. The District received many inquiries from commercial brokers, interested prospective property owners and many businesses looking to relocate to our district.
- **7% Vacancy Rate:** We complete a survey of retail vacancy rates in the Havana corridor every September/October in preparation for the annual meeting in November. Our first 2008 vacancy rate was 8.6% and over the past decade has decreased. Retail vacancy rate in October 2012 was 6.7%, October 2013 was 2.8%, October 2014 was 2.3%, October 2015 was 4.2%, October 2016 was 4.7%, October 2017 was 2.5%, October 2018 was 2%, October 2019 was 3%, October 2020 was 6%, October 2021 was 5%**,** October 2022 was 10%, October 2023 was 3%, September 2024 was 3.6% and **September 2025 was 7%.**
- **The District averaged a 5% vacancy rate and 95% occupancy rate from 2008-2025.**
- **Large Vacancies Available in The District:** The 7% vacancy accounts for large square footage leases that include: two large buildings at 2930 S Havana Street – 3,260 SF and 2950 S Havana Street – 22,208 SF, 11,269 SF at Iliff Pointe, 7,748 SF at Buckingham Village, 23,609 SF at the Gardens on Havana, 12,100 SF & 7,750 SF

TOTALS FROM PREVIOUS YEARS	% SF Vacant	% Occupied
2008	8.6%	91.4%
2009	8.0%	92.0%
2010	8.4%	91.6%
2011	8.6%	91.4%
2012	8.9%	91.1%
2013	2.8%	97.2%
2014	2.3%	97.7%
2015	4.2%	95.8%
2016	4.7%	95.3%
2017	2.5%	97.5%
2018	1.8%	98.2%
2019	3.4%	96.6%
2020	6.0%	94.0%
2021	5.0%	95.0%
2022	7%	94%
2023	3%	97%
2024	3.60%	96.4%
2025	3.00%	97%

2025 RETAIL VACANCY & OCCUPANCY ON HAVANA STREET	# of shops	# of vacant shops	% vacancy by shop	Total SF	SF Vacant	% SF Vacant	% Occupied
	480	15	3.1%	1,592,290	111,918	7.0%	93.0%
VIEW AVAILABLE PROPERTIES LISTING: https://onhavanastreet.com/aurora-colorado-available-properties/							

at South Havana Shops, and 7,113 SF at Havana Square at Havana & Jewel. There were ***only 15 vacant leases available***, 112K SF, at over 30 shopping centers, 209 properties, **with about 480 leases surveyed, totaling about 1.6M SF.**

- **In 2025, the District was at 93% occupancy and 7% vacancies. Available Leases**: We expected to see an increase in vacancy rates due to the on-going challenges, retirements, and business closures. However, the District has seen business closures and new tenants move in two weeks to a month later, resulting in not many vacancies despite closures. On Havana Street is still a very desirable District to operate a business in. The District remains a desirable place to open a business in Aurora, CO.
- **Lots of Redevelopments & Improvements Along On Havana Street:** In 2025, we expect more redevelopment of properties and vacant parcels. We also expect the completion of multiple dealership redevelopments at *Schomp Hyundai, Schomp Ford, Schomp Mazda, Stevinson Toyota East, Jambo Motors, King Auto (Dozens), Dave's Hot Chicken at the Gardens on Havana, Vasa Fitness at the Gardens on Havana – formerly Dick's Sporting Goods, Prestige Car Wash at the World Bazaar, Aurora Carniceria at the former Family Dollar, remodel and improvements at Carpet Exchange, Mecca Cannabis at the former Lightshade, Take 5 Oil Change at the ADI Autosport, Circle K at Havana & Iliff, QuikTrip at the former Sam's No 3 and the completion of the units of condominiums and retail space at the Argenta redevelopment.* Other properties like the South Havana Shops, the former Havana Auto Plex/Havana Machine are currently in redevelopment and added additional leasing opportunities to the corridor.
- **Development and Business Assistance**: The District regularly worked with existing business owners and developers by connecting them to resources and contacts in the city about development plans, tenant finish, new business plans, expansions, and code complaint issues. We hosted calls and driving tours of the corridor to share "What's Happening or Coming Soon to On Havana Street."
- **Business Attraction**: The District worked with prospective business owners interested in opening a business On Havana Street and offered any assistance from the BID that would help in that process. We are also in the process of updating our website to attract various audiences to explore, experience, eat, visit, and live On Havana Street. Our goal is to showcase the vibrant community, economic opportunity, culture, and lifestyle on the corridor to attract businesses, shoppers, and residents.
- **New Businesses: We saw about ~50+ new and remodeled businesses making major investments in late 2024 and up until September 2025.** With a low retail vacancy rate, we are running out of retail space. The Havana BID has been very busy working with business owners and prospective buyers to provide details about the Havana BID activities, Havana District statistics, and available property details, being the liaison between businesses and the city staff and development services.
- **~10+ Closures and Relocations** that relocated and closed.

Business Closures/Relocations On Havana Street

1. Menya Ramen & Poke – Closed as of January 1, 2025. Their grand opening was in Early September 2024 at 2222 S Havana Street, Suite A2. New Chinese cuisine Chef Liu's opening late September 2025.
2. Ten Seconds Rice Noodles – Closed May 1, 2025 – Next to M Mart – The Restaurant was Lease Available, A new late night eats American Chinese Cuisine Restaurant – Chopsticks A Go Go as of May 1, 2025,
3. Specialist Barber – Havana Exchange – Closed April 2025, Olive Me Studio – DIY Crafting and Photo Studio opening 11/2025
4. Geico – The Gardens on Havana – Closed and relocated to Lowry, Bricks and Minifigs – Aurora opened 9/20/2025.
5. Dick's Sporting Goods – The Gardens on Havana – new location in Leetsdale, Vasa Fitness under construction
6. Dickey's BBQ – Gardens on Havana TBA at the end of October 2025, new restaurant concept Coming Soon!
7. K Town Imports – Birchtree Shopping Center – Closed May 2025, leased as of 9.15.2025 to Turkish Bakery with Wholesale Distribution for Middle Eastern grocery store – Sultan Bakery - Coming Soon Spring 2026
8. 7-Eleven (Corporate Store) – Birchtree Shopping Center – Closed May 2025, leased as of 9.15.2025 to Ti Café from Broadway – Vietnamese Coffee & Specialty Tea Shop – Coming Soon Winter 2025
9. Dozens - Closure September 15, 2025, after 44 years, remodel begins September 16, 2025, and redevelopment to King Auto dealership, same property owner and stakeholder, Grand Opening expected October 2025
10. Ace Hardware – Gardens expected to close at the end of September 2025, lease available
11. Colorado's Pro Gym - Closing at the end of November 2025, lease available

Temporary Business Closures

1. Temporary Closed – Vogue Day Spa – Havana Exchange Shopping Center – Remodel & Permitting Delayed in Summer – Winter 2024 – Remodel in Progress January 2025, Re-Grand Opening TBA
2. Temporary Closed – Circle K – gas station redevelopment on Havana & Iliff

3. Temporary Closed – T Mobile – The Gardens on Havana – under remodel and reopened late September 2025

Updates on New Businesses, New Property Ownership, & Redevelopments to On Havana Street, Aurora, Colorado, Arapahoe County: https://onhavanastreet.com/new-closed-businesses-on-havana-street-in-2025/

1. Temporarily Closed - End of 2024 - Sharetea - Village on the Park - Permanently Closed December 15, 2024, Lease Available – former Sharetea at Village on the Park – lease is available.
2. Temporary Closed Fall 2024 - Starbucks - Gardens on Havana - Remodel - Re-Opened December 2024
3. Temporary Closed Fall 2024 - Chick-fil-A Gardens on Havana - Remodel - Closed for 7 months from August 15, Re-Grand Opening and Remodel Completed February 2025
4. Fall 2024 - Seoul Mandoo Closed at 2222 S Havana Street & Seoul Mandoo dumplings are now sold at Shintoburi, - New Korean Specialty Restaurant - Han Yang Restaurant opened by the former chef at Shintoburi
5. NEW- Now Open! 11.11.2024 - Eleven Optical opened at the Kwon Shopping Center near Havana Sauna, Yong Gung, & Pho 75 Havana.
6. NEW - Now Open! Soft Opening Menu Tasting November 9, 2024, - Il forno di tutti - Everyone's Oven - Italian Trattoria Deli and Bar by Scott Burnham at the Buckingham Village Shopping Center near Safeway 1627 S Havana St. Unit B, Former My Favorite Muffin
7. NEW - Now Open! U-Time International LLC - local business - Utan - New Owner - Billiards & Sports Bar - Former Rack Em Billiards - Leased Aug 2024 and opened early 2025
8. NEW - Now Open! -February 14, 2025 - AMCAP - The Gardens on Havana - APD Substation partnership, Lease near Dick's Sporting Goods and Milan Laser at the Gardens on Havana
9. NEW - Now Open! - Grand Opening Weekend - March 22 at 9 am and March 23 at 10 am - DAISO - Village on the Park - Space 4, SQ FT 8455, Eventbrite Details here.
10. ADI Autosport at AWAD Auto Sales Parking Lot Addition: “SITE PLAN AMDT, 1960 S HAVANA ST, SITE PLAN AMENDMENT TO ADD PARKING/STORAGE FOR CAR SALES INVENTORY AT SOUTHEAST CORNER OF LOT.”
11. Argenta - Housing On Havana Street - former Fan Fare property - Housing On Havana Street - The project is currently under construction with the following progress and anticipated timeframes: Pacific North, LLC., the developer, is under construction on the mixed building on Havana Street which includes 18,000 square feet of retail, and 32 multi-family, condominium units, anticipated to be completed July 2023. A second, 76-unit condominium building is currently under construction, with completion expected in early 2024. Construction has begun on the first 86-unit townhome building, with completion anticipated by the end of the year. The project has completed Harrison St, the North-South road through the development, which is a benchmark in the redevelopment agreement with Aurora Urban Renewal Agency. 6/2023 Update from Philip Nachbar, Development Project Manager, Planning & Development Services Department, City of Aurora 15151 E. Alameda Parkway, Ste 2300, Aurora, CO 80012, office 303.739.7269
12. The ECD Company office at 30 S. Havana Suite 307, Aurora, CO closed at the end of 2024. ECD Company replaced the day-to-day management of the Havana Office Park (10-60 S. Havana Street, Aurora) that was performed by ECD Company with Trybe, a Denver property management company.
13. Redevelopment in 2025-2026 - Announcement on July 1 2024 on City of Aurora's website - NEW - To be Approved by City of Aurora - Redevelopment of former Sam's No 3 property - August 2025 - Proposed & approved to be a QuikTrip - SITE PLAN FOR A 5312 SF CONVENIENCE STORE WITH FUEL CANOPY ON APPROXIMATELY 1.3 ACRES AND A CONDITIONAL USE FOR MOTOR VEHICLE FUELING STATION IN MU-C ZONE DISTRICT, Status: 1st Referral Sent, Name: QUIKTRIP 4263 - SITE PLAN AND CONDITIONAL USE, Development Application Number DA-1483-03, Link to site plan application: https://amandacommerce.auroragov.org/DevelopmentPlanReviewPub/MyProjects/Detail.aspx?frsn=36uKAGIWrH4=
14. 2024-2025 Redevelopment in Progress - Stevinson Toyota East - New Ownership by Asbury Automotive, no name changes or rebranding
15. 2024 -2025 Redevelopment Completed - Schomp Mazda - Ground Breaking hosted in Early April 2023. New Facility Coming in 2025! “SITE PLAN AMENDMENT FOR REGARDING THE PARKING LOT, DEMOLITION OF TWO BUILDINGS, AND CONSTRUCTION OF A TWO-STORY APPROXIMATELY 48,000 SQUARE FOOT FACILITY AND THE ADDITION OF 8,000 SQUARE FEET TO AN EXISTING BUILDING. REPLAT FOR ONE LOT ON 5.63 ACRES.”
16. Redevelopment - Schomp Hyundai - Redevelopment began in late 2023, & completed September 2025
17. 2023-2027 Redevelopment in Progress - Schomp Ford - Redevelopment began in late 2023 and 2024 - an 18-month project in progress - Expected Opening in 2026
18. 2023-2026 Redevelopment in Progress - Jambo Motors - former Portico, purchased in late August 2023, but signage up in December 2023.

19. 2024-2025 Redevelopment in Progress - Circle K Gas Station at the corner of Havana & Iliff next to Discount Tire
20. 2024-2026 Redevelopment in Progress - Facade, exterior painting, and new signage at South Havana Shops
21. Spring - Summer 2025 - Carpet Exchange – under remodel and improvements – In 2025, District Marker signage.
22. Spring 2025 - Kimco West - Village on the Park Shopping Center - façade and sign improvements in the shopping center
23. Havana Auto Parts & South Havana Shops - NEW OHS District Marker Sign to be installed Q4 2025.
24. Western Center's Havana Exchange Shopping Center - Interested in the District Marker signage program.
25. NEW - Now Open! - January 9, 2025 - Grand Opening, Redevelopment, and Construction began in Early March 2024 - Halal International Market - Camel International Market
26. NEW halal Bakery addition - August 2025 - under construction at Camel International Market
27. NEW - Now Open! - AMCAP - Market Square - Hair supply store - Lemna Beauty Supply
28. NEW – Now Open - January 2025 - L Café & Food Court, Armenian Restaurant, Bakery & Cafe, at 1930 S Havana St., #12, former Sara's Market & Bakery
29. NEW - Business Expansion at Buckingham - Toro Taxes and Herrada Printing of Colorado
30. NEW - Now Open! - May 2025 - Mecca Cannabis, formerly Emerald Fields Mecca Cannabis, p: (720) 923-6924, *503 Havana St, Aurora, CO 80010, Re-painted the building and the OHS mural with Kirileigh Jones, Be a Good Person muralist, is no longer a part of Art2C On Havana Street.*
31. NEW - Now Open! - May 1, 2025 - Chopsticks A Go Go - American Chinese Cuisine, formerly Ten Seconds Rice Noodles
32. NEW – Now Open! - May 1, 2025 - Cubesmart sold to Extra Space Storage at Havana Square, 50 S Havana St, Ste 500
33. NEW - Now Open! - May 2025 - Now Seoul Station and formerly Market Zoa - Korean Market and convenience store connected to Shintoburi - Korean Ban Chan Store
34. New Ownership - Miyamoto Dental - Village on the Park - Dr. Kim Miyamoto retired, and Dr. Conan Zhu is the new dentist at Miyamoto Family Dental.
35. NEW - Now Open! - Soft Opening June 11, 2025 - Redevelopment and Construction began - Orejano Causal Latin Cuisine & Empanada Restaurant, 800 S Havana Street, former StevO's Pizza, under construction
36. New Ownership - Coffee Story sold - August 2025, no longer under Seoul Hospitality Group
37. New Ownership and lease as of August 2025 – Chef Liu's – Chinese cuisine opened late September 2025, formerly Menya Ramen and Poke by Seoul Hospitality Group
38. NEW - Opening Soon! – October 2025 - Mexican Market - Carniceria Aurora - relocating from 354 S Havana Street to 465 Havana Street this Summer 2025, the owner purchased the former Family Dollar building
39. Sign Improvements, parking lot repavements, facade and signage updates at Costco On Havana Street.
40. NEW - Coming Soon! - AMCAP - Havana Square - Hair Salon TBA - KingSoopers Shopping Center, remodel and construction in progress now
41. NEW - Coming Soon! - Olive Me Studio, DIY Crafting lounge and Photo Studio, as of June 10, 2025, Western Centers, Havana Exchange Shopping Center, formerly SB Barber Shop lease, expected to open October 2025
42. NEW - Coming Soon! - Verizon at The Gardens on Havana, Suite MOB next to AT&T - Expected October 2025 Opening
43. Now Open! - Closed for Remodel & Construction then reopened late September 2025 - T Mobile, The Gardens on Havana
44. NEW - Coming Soon! - Mazaya Foods - Halal Global Market - located next to Tous Les Jours
45. NEW - Now Open! - Village on the Park - Suite 31A - next to David's Bridal, Xfinity, the former Sharetea - Cabinet IQ - 2498 SF
46. NEW - Redevelopment - Take 5 Oil Change at ADI Autosport property
47. NEW - Redevelopment - Prestige Car Wash - 242 Havana Street, the owner of the World Bazaar property, is redeveloping a part of his parcel with a touchless car wash on the northern end of the District.
48. NEW - Coming Soon! - AMCAP - The Gardens on Havana - new fitness use, VASA Fitness, former Dick's Sporting Goods
49. NEW- Now Open! - September 20, 2025, AMCAP - The Gardens on Havana - retail - toy store - Bricks and Minifigs- former GEICO lease
50. NEW – Mediterranean Restaurant concept Coming Soon! – AMCAP - The Gardens on Havana - TBA at the end of October 2025
51. NEW - Coming Soon! - AMCAP - The Gardens on Havana - Dave's Hot Chicken, Suite RO7-2, 2600 SF, announced 4/2024, redevelopment in the next two years, construction to begin Summer 2025, & expected opening 2026
52. K Town Imports – Birchtree Shopping Center – Closed May 2025, leased as of 9.15.2025 to **Sultan Bakery** - Turkish Bakery with Wholesale Distribution for Middle Eastern grocery store - Coming Soon
53. 7-Eleven (Corporate Store) – Birchtree Shopping Center – Closed May 2025, leased as of 9.15.2025 to **Ti Café** from Broadway – Vietnamese Coffee & Specialty Tea Shop – Coming Soon Winter 2025
54. 2025-2026 redevelopment of Dozens property to King Auto dealership, same property owner and stakeholder, formerly Dozens – Closure September 2025

MARKETING/MONTHLY EVENTS: In 2025, the Havana BID budgeted $35,000 of its annual budget hosting and marketing monthly events to put feet on the street and attract shoppers and customers to our businesses, bringing thousands of people to the Havana District to shop, dine and have fun. In 2025 the District hosted the 2nd Lunar New Year and Dotsero at the Stampede, Havana Street Night Markets at Leezakaya from May – September 2025, supported stakeholder events, actively advertised businesses on social media and through our print/digital ad contracts, and promoted giveaways online showcasing the stakeholders in the district. $200,000 was budgeted for District events and promotions with $165,000 to host the events and $35,000 was budgeted to market the events in diverse publications and media.



Overview of 2025's activities and events: Highlights of Events and Promotions On Havana Street – December 2024 to December 2025 are listed here:https://onhavanastreet.com/overview-of-2025s-on-havana-streets-activities-and-events/. **The District sponsored, supported and hosted about 100 events throughout the corridor and community.** Our On Havana Street signature events included quarterly networking, roundtables and outreach events throughout the corridor, Lunar New Year at The Stampede, the Havana Street Night Market series from May – September at Leezakaya, Halloween Events at the Gardens on Havana, Dotsero at The Stampede and Annual Meeting at The Stampede.

Save the Dates for 2026 Signature Events On Havana Street:

- January 2026 – OHS Networking in the New Year – Location TBD
- Sunday, February 15, 2026, 12-6 pm, FREE, 2026 Lunar New Year On Havana Street – Year of the Horse
- Tuesday, August 25, 2026, 7 p.m. - 9 p.m., Doors Open at 6 p.m., FREE, 2026 FREE Dotsero Concert at The Stampede 8/25/2026
- 2026 Havana Street Night Markets - Last Saturdays of the Month from May to September, May 30, June 27, July 25, August 29, & September 26, Time: 6 pm – 10 pm, Location: Havana & Yale at Leezakaya at 2710 S Havana Street, Aurora, CO, More Details to be shared in early 2026
- Quarterly Stakeholder Networking Events - Engage with our Businesses Along On Havana Street

Establishing a District Identity & Image:

- See the District Identity major projects listed above under the Project Management Section pages 1-3, including On Havana Street District Markers, Art 2C On Havana Public Art Exhibition and continue working with the property owners on landscape plans to get compliance with the Havana Street Overlay District.
- We continued to work with Webolutions and Fox Media & Marketing to make sure we stay true to our brand in all the marketing and promotions that we do.
- The BID will be working with the Havana Street Multi-Modal Study regarding future opportunities for improvements and assistance on district identity tools to further the improvement of the corridor.
- Continued to actively add photos and marketing on social media and on our website to document the events and activities going on in The District.
- Conducted the maintenance and district marker replacements as needed.
- Continued to work with new stakeholders to establish new district markers and monument sign improvements.
- Executed the Art2C On Havana Street 2024-2026 program. See pages 2-3 for a list of sculptures and locations. In 2026, we will host the Art2C On Havana Street 2026-2028.
- Worked with local media, newspapers, magazines, TV stations and Colorado bloggers, YouTubers, food bloggers and social media influencers to market the District in a positive light and promote our events.
- Examples of Features: Dave Chung - YouTuber featured our August Havana Street Night Market - I FINALLY Made It To a Havana Street Night Market 🍜 (Only One Left in 2025!), (Afar - Food and Drink Aurora neighborhood named among best in US for foodies, Aurora TV - OnHavana receives national recognition for its international cuisine & Food and Wine -This Denver Suburb Has Colorado's Most Diverse Food Scene)
- Positive Press for Eat On Havana Street: The District worked closely with journalists, reporters and Anthony Bruno started a new series with the Denver Westword in 2025 called, "Eat Up Havana by the Westword." The series features restaurants along On Havana Street, One By One, Week By Week. Check all features here: https://onhavanastreet.com/eat-up-havana-by-the-westword/.
    - *Over a decade ago, former* Westword *food editor Mark Antonation began his food-writing career by* ***eating his way up Federal Boulevard****. Now, we're turning our attention to another vibrant culinary corridor. The four-plus-mile stretch of Havana Street between Dartmouth and Sixth Avenue in Aurora is home to the most diverse array of international cuisine available in the metro area. From restaurants and*

markets to take-and-go shops and stands, food lovers of nearly any ethnicity or interest can find a place that will remind them of home or open new culinary doors. In Eat Up Havana, Antony Bruno will visit them all, one by one, week by week.

- City Cast Denver Podcast features Anthony Bruno and the Westword Eat Up Havana Series Here.
- *Eat Up Havana Series included: Old Town Hot Pot, Leezakaya, Chutney Indian Cuisine, El Tequileno, Milkroll. Shin Myung Gwan Korean BBQ, Watan Restaurant & Bakery, Las Fajitas, Mr. Tang, Nana's Dim Sum & Dumplings, Yemen Grill, Tofu House, Sushi Katsu, Coco Loco, Ali Grill Restaurant & Bakery, Thank Sool Pocha, Taqueria Corona, Hanyang Wang Jokbal, Coffee Story, Tofu Story, Havana Street Night Markets*, Dae Gee, & Snowl Cafe.

III. HAVANA BID 2025 OPERATING PLAN

As determined by the board of directors, area property and business owners, the top priorities for improvements and activities continue to include the following programs:

- Program Management/Stakeholder Communication/Governance
- Economic Development & Marketing/Business Consulting & Advocacy
- District Identity & Image/Community Sense & Involvement

Economic development continues to be our primary focus, and the BID board further defined what should be included in each of the above programs (see below).

BID PROGRAMS: The following narrative provides recommendations for BID programs and a description of the BID's plans for 2026, both continuing programs and new programs. The board may amend program activities in subsequent years within the general categories authorized by state law and in the approved annual operating plan and budget. Final programs and budgets will be subject to the annual review and approval of the BID board of directors. **The narrative below lists what we plan to continue in 2026 and what is new for 2026.**

Economic Development: In 2026, we plan to continue our ongoing efforts to enhance the overall image and marketability of the Havana corridor and to create a favorable business climate to recruit, retain and grow businesses and new development. The BID board of directors sets annual priorities for economic development projects.

Project Management/Ratepayer Communication/Governance: **2026 Proposed Budget**: The preliminary 2026 Budget was presented to the stakeholders and board on August 21, 2025, and on September 18, 2025, for discussion and feedback. On September 18, 2024, our board and stakeholders hosted the September public meeting one week earlier to have enough time to submit the preliminary budget to the City of Aurora by their deadline of September 30, 2025.

In 2026, we allocated $230,000 for Events & Programming with funds $153,000 - Events, $30,000 - Pickens Technical HMM Tools and Tool Chest Workforce Program & Ads - $47,000
In 2025, we budgeted $230,000 for Events - $135,000 for events, $30,000 for Pickens Technical HMM Tools and Tool Chest Workforce Program, and $65,000 for ads and marketing campaigns. The 2026 budget was updated to continue to budget for community events and decreased the comprehensive ads budget to have more funds for community and stakeholder hosted events. The board decreased the budget from $305,000 in 2024 to $230,000 in 2025 & $230,000 in 2026 to include the existing events that were successful and impactful for the District's goals.

For example, we continued to allocate funds in the 2026 budget to accommodate for community event sponsorships for stakeholders, concerts, APD second employment fees, event staffing consulting services, hosting influencers, hosting of delegations, workshops/round tables, crime forums, and more in our 2026 budget. The board decided it was best to continue to include those expenses in the 2026 budget and prioritized those expenses in our proposed 2026 budget.

Update to the Events Budget in 2026 - The accountant recommended reallocating the Pickens Technical Tools and Tool Chest Workforce Program budget from the Consumer Marketing budget (9NEWS commercials) to the Events and Program budget. We decreased the ad budget from $150,000 in 2024 to $65,000 in 2025 to $47,000 to save funds in 2026.

In 2026, the $47,000 ad budget included the annual CubeSmart Storage unit rental for the District at $2500, and the annual contract with Visit Aurora at $12,000 for the two-page ad in the Visit Aurora Guide and sponsorship. We will continue to do marketing ad campaigns with other media partners that will include: the annual contract with Glendale Cherry Creek Chronicle at $5500, the annual Aurora Chamber directory ad and membership at $2800, the annual sponsorship of Buckley Space Force events and marketing at $5500 in 2026 ($8500 in 2024 & $5500 in 2025), annual ad and sponsorship at $4000 for Asian Avenue Magazine ($3500 in 2024 & $4000 in 2025), annual ad for Hispanic Community Media/Estrella Media Spanish Commercials for $6000 ($5000 in 2024 & $5500 in 2025), annual marketing for

African Community Media for $3000 in 2026 ($2500 in 2024 & $3000), annual marketing for Korean Community Media for $5500 in 2026 ($5000 in 2024 & $5500 in 2025), social media META ads for OHS and event promotions for $5200 ($2500 in 2024 & $3000 in 2025), annual foodie related media for $2500 in 2026 ($2500 in 2024 & $2000 in 2025), then removed the budget line items for the annual 5280 ad and editorial for District at $11,300, Lowry/Central Park neighborhood media for $2400 ($3500 in 2024), and other media opportunities at $2500 ($3500 in 2024) to save on funds.

$52,496 was allocated to Program Management in 2026. In 2025, we budgeted $50,000 to include $20,000 Overhead & Operations, $15,000 IT Services, & $15,000 Supplies. Our program management budget increased from $50,000 in 2025 and $52,496 (8% recommended increase) due to the expected cost increases with our office supplies, subscriptions services for operations, social media platform hosting/software, BID cell phone, BID laptop/printer maintenance and more.

The District did not include the $2740 City of Aurora fee for special districts at the time of the proposed budget voting on 9/18/2025, but will expect to pay the City of Aurora fee out of our Program Management budgets or can do a special allocation from our savings to accommodate for the fee imposed by the City of Aurora to process the budget documents.

Payroll and Employee Services Budget in 2026: ADP and payroll fees are expected to decrease in 2026 and budgeted $2420 with an 8% increase recommendation from the District accountant ($2500 in 2024 & $2200 in 2025). Our District pays more in ADP fees and services due to having only one employee with no group discounts. On 9/12/2025, the District board voted to approve a 5-year contract for the Executive Director and the compensation will be reflected in the budget at $130,000 in 2026, $135,000 in 2027, $140,000 and $145,000 in 2028, $150,000 in 2029. $9,258 was allocated for the Executive Director's ICHRA - Wage Works/Health Equity contribution and $500 in administrative fees for 2026. This recommendation was a 15% increase at $9258 in 2026 by the District's accountant. The 3% retirement match, payroll costs, payroll fees at 7.65% of the salary ($11,070), and other employee-related budgets will be updated in accordance with the salary compensation. The proposed 2026 budget allocated $4050 for the 3% retirement match. The District accountant will work with the board to audit the compensation and correct the compensation amounts for the ED's retirement match in 2026. The budget also allocated $1500 toward professional development and training for the ED as needed. The District will explore other payroll options to save money for our one employee and costs in 2026. **The BID miscellaneous and mileage budget is $4300 in 2025 to be increased by 8% by recommendation of the District accountant to $4,644 in 2026.**

$11,000 in 2026 for Legal ($10,000 in 2024 & 2025), **$18,700 in 2026 for Accounting & Annual Audit** ($17,000 in 2025, $20,000 in 2024), **& $14,400 in 2026 for Insurance** ($12,000 in 2025, & $15,000 in 2024) **Budgets**: The District accountant and board recommended a 10% increase to legal, 10% increase to accounting, and a 20% increase to insurance in 2026. Also, as our assessed valuations collections and BID budget increase, so do the SDA calculations on our special district insurance costs. The budget also accounts for the increase in our SDA membership fees, which is also related to our budget and revenue increases.

Stakeholder Relations ($5670 in 2026, $5250 in 2025, $15,000 in 2024)**/Board Development & Hosting ($11,340 in 2026**, $10,500 in 2025, $15,000 in 2024) **Budgets**: The Stakeholder relations budget decreased significantly from $15,000 to $5250 in 2025. The board development budget decreased from $15,000 to $10,500. The District accountant recommended an 8% increase for the Stakeholder Relations and Board Development budgets in 2026 to accommodate for the cost increases for the board projects like hosting stakeholder engagement functions, delegations, forums, and outreach events for the District. The District utilizes this budget when hosting a table at community events and the holiday event with the board and stakeholders. The Board of Directors hosts a District sponsored table and invites BID stakeholders to engage with each other, other community partners and city, state, and federal agencies and their leadership.

Consulting Services Budget in $155,250 in 2026 ($135,000 in 2025, $125,000 in 2024): The Consulting budget will also increase from $125,000 in 2024 to $135,000 in 2025 and increase by 15% in 2026 to $155,250 with the recommendation from the accountant to fairly compensate our videographer, social media, and event consultants. The BID Board allocated about $76,000 for the video and social media consultants, $50,000 for an event consultant and $29,250 for other consulting services like graphic design, voice overs and others as needed. *Note: IT services were contracted in early 2024, but the District accountant recommended reallocating the $15,000 IT services budget in the Program Management budget after 2024.

*The Business Attractions & Support budget line remains in the budget due to the annual audit. This allocation was for the District's annual contributions to the Aurora Chamber of Commerce membership, annual ads in the Directory and banner ads on their website. However, this allocation is included in our annual $47,000 marketing and ads budget and is no longer its own budget item.

Consumer Marketing Total Budget of $150,000 ($282,000 in 2024 & $177,500 in 2025): The Kim Fox Media & Marketing Contract for the 9NEWS Campaigns & Havana Motor Mile Marketing Campaign **decreased** to save funds in

the budget with the opportunity to reallocate funds in 2026 if a special opportunity arises. With the uncertainty of 9NEWS future programming, election year/Olympics year pricings and the acquisition of 9NEWS/TEGNA by Nexstar, the District decided to decrease the budget in 2026. In 2025, the Consumer Marketing Budget consists of the 10% Kim Fox Media & Marketing fees (the Havana Motor Mile/9NEWS ads and commercials marketing budget) and the $7500 budget for the APS Title Sponsorship. *In 2025, $7500 APS Stadium title sponsorship is finalized and completed (1/1/2025-10/14/2025). The BID had a 3-year contract with APS Stadium to honor the discounted **$10,000 title sponsorship at the APS Stadium for 2022-2025** and will not allocate funds in 2026 to save in the budget. In 2025, the board voted to allocate an additional $95,000 for a 9 Things to Do Campaign. The District can do a special allocation for special projects in 2026, if the board votes to host a special campaign for the Olympics of 9 Things to Do with 9NEWS Denver. In 2025 and 2026, we will continue to reallocate the Pickens Technical Tool Workforce Incentive Program to our Events and Programs budgets.

$ 25,000 in 2026 ($25,000 in 2025 & $30,000 in 2024) Website Management Budget: The Website and Branding budget with Webolutions was budgeted at $20,000 and $5000 was allocated to social media ads and promotion campaigns.

$65,000 in 2026 ($50,000 in 2025 & $85,000 in 2024) District Identity Budget: The District identity budget will decrease from $50,000 due to hosting an Art 2C program in 2026 ($35,000) and allowing for the District to fund up to $30,000 in other opportunities to add new district markers, vinyl wrapping of traffic boxes, art murals and other proposed improvements in 2026.

District Savings/Contingency at $437,237 in 2026 ($262,609 in 2024 & $539,153 in 2025): This budget will increase and decrease as the District receives the FINAL Assessed Valuations from Arapahoe County in early December 2025.

Treasurer fees - Tax Revenue - (1.5% AVs) - $10,570 and Emergency reserve (REQ 3% Tabor on total expenditures w/o the treasurer's fees w/AVs) - $26,589

Request for HBID Stakeholder Feedback and Recommendations: The District is in its 19th year next year and at the monthly board meetings the board and ED asked for stakeholder feedback and recommendations on proposed projects, improvements, events and more. The District's goal is to reevaluate BID investments and reallocate the funds as needed for major improvements, staff growth or other BID investments from our BID savings in 2026. ***The proposed 2026 budget includes about $854,494 in expected total revenue collection in 2026, with a $521,700 ending fund balance in 2025, a $1.38M 2026 budget with $938,957 in expenses for 2026, and significant savings at ~$437,237 for future investment projects proposed by the stakeholders and the BID BOARD.***

In 2026 the BID plans to continue to:

- Publish monthly consumer marketing newsletter, Life On Havana Street E-Newsletter and continue to increase the use of social media like Instagram, Facebook, Linked In, Instagram, You Tube, and X strategically to market our events and stakeholder promotions. We will continue to post and update consistently to increase our Google analytics and website and SEO rankings.
- Work with our stakeholder business owners and all our small business owners, facilitating connections and offering them the business resources they need.
- Work on its ongoing relationships with the City of Aurora, Aurora Police Department, Arapahoe County, CDOT, RTD, Xcel Energy, Xfinity/Comcast and other entities that impact the District.
- Perform the daily duties required of a Special District in Colorado and continue to coordinate BID efforts and manage its programs.
- Hold monthly virtual BID board meetings, quarterly networking, and outreach events for stakeholders, and hold an annual stakeholders' meeting in November.
- Host community events with partners like the Havana Street Global Night Markets, Halloween Events, Festivals, Concerts, Lunar New Year Festival (2/15/2026 is the inaugural Lunar New Year, 2/17/2026 is a Colorado State Holiday), and more.
- The Executive Director will continue to make in-store visits to the businesses in the District to keep them informed and listen to their comments and concerns.
- Pursue issues and policies that will positively influence the Havana District, both in the short and long term; the Executive Director will continue to attend policy committee meetings, study sessions and city council meetings.

Project Management/Ratepayer Communication/Governance:

In 2026 the District plans to continue to:

- Gather the email addresses of more of our stakeholders to add to our distribution lists and business watch email lists.

- Work with the City on a snow ordinance education campaign to inform business owners and property managers about the 24-hour snow removal code. Snow removal is an annual "hot button" issue, especially with businesses who have bus stops/benches/trash receptacles in front of their businesses and have changed management/employees since the last time it snowed, so no one in charge knows the details of the ordinance from one year to the next. The Executive Director drives Havana Street after a snowfall, looking to see who has not shoveled out by the bus stops that abut their properties, and then shares resources and information to the manager/staff on the City's snow removal ordinance.
- Work with community partners and the Aurora Police in the continued efforts to address the crime and safety initiatives for the corridor.
- Share the Downtown Colorado, Inc. new board member training manual, "The Amazing Colorado BID Board Member Manual" for all new board members and host an orientation meeting with new board members.
- Continue to identify and develop new leadership and advocacy opportunities as they arise.

New for 2026— the District plans to:

- Work on a new 5-year strategic plan to create new or change existing programs as the need arises throughout the year, using the budgeted board savings as the board sees fit.
- Expand on the Havana Motor Mile Pickens Technical Tool Incentive Workforce Program with the allocated $30,000 funds in 2026.
- Work with the City of Aurora Traffic to implement a call for art for the vinyl wrapping of traffic boxes throughout the District.
- Continue to host cultural community events with community partners and support existing stakeholder hosted events.
- Explore a destination art projection or monument for the District's Identity. The District estimates the program to cost $25,000 to $250,000. The District would like to explore future opportunities and major improvements to support the District stakeholders at large. This may be a celebration event for the District's 20th anniversary in 2027/2028.
- Work on board recruitment, training, development, and engagement and fulfill the two open board positions.
- Focus on stakeholder relationship building and include board members in networking relationships/interactions with BID businesses.
- Continue advocating for business programming and funding opportunities for the District businesses.
- Focus on workforce development and support for the District businesses.

Economic Development Services/Business Consulting & Advocacy: In 2026, the District plans to continue to:

- Concentrate on promoting and marketing the district in a very positive light through various media including TV, radio, social media, social media, digital & print ads, conveying the message that the Havana District is the place to come for your everyday needs, as well as for unique experiences in shopping, dining, living, and more.
- Work with the city's retail specialist, AEDC and developers to work out the optimal retail mix, identify retailer needs and community needs to get new and unique retailers to locate in the Havana District as space becomes available.
- Share store openings and closings, retail sales tax reports, available property info, lease rates and vacancy rates through our newsletters and on our website.
- Continue to concentrate on the District's safety and business watch program—as noted above.
- To update the District's master database to keep an up-to-date listing of all commercial properties and businesses in the Havana corridor.
- Participate in the city's Office of International and Immigrant Affairs, Alameda Corridor Study, Connecting Aurora, Havana Street Corridor Study Improvements, City Center Visioning Study, Disparity Study, Our Parks, Our Places, "All 4 Business" efforts, code updates, Aurora Places - comprehensive plan, referring new and existing business owners to the Aurora South Metro Business Development Center, the World Trade Center, and the OEDIT's Minority Business Officer programing.
- Engage with the partners for the Multi Modal Studies that impact the District and participate in the discussions regarding the proposed improvement projects.
- Be the liaison between the businesses and the city and facilitate connecting business owners and the appropriate city staff/services as necessary.
- Host monthly events to put feet on the street and customers in our businesses.
- Develop an annual "snapshot" of The District to present at the Annual Meeting in partnership with Simply Hao and the board.
- Update the online business directory and website to provide the community with up-to-date information about the business district and keep the Available Properties list updated.
- Work with the retail marijuana industry in the District and help support the businesses for the overall safety and security of the corridor.

- Continue to work with the Homeless Street Outreach Team, code enforcement, community non-profits, APD and our businesses to attempt to connect people experiencing homelessness in the District with appropriate services offered in the community.
- Be on the lookout for other opportunities and partnerships that benefit both our businesses and the community.
- Continue the Pickens Tech Automotive Technician Tool Incentive Workforce Program and connect the new dealerships to the program opportunity.

New for 2026—We plan to:

- Revitalize the Shop Local Vendors Initiative, formerly Diversity Supplier Program, for the District and community partners at Anschutz Medial Campus. Re-engage the District with the City of Aurora catering and procurement opportunities.
- We budgeted $155,250 for consultants to help the Executive Director with event and vendor management advertising, marketing, social media management, videography and special projects.
- Write and produce new Havana Motor Mile TV commercials promoting auto sales, auto service and auto parts sectors to include the new dealerships.
- Work with the Aurora Urban Renewal Authority, Development Services, the Office of Development Assistance, the development team, business owners and neighbors as we continue with the redevelopment for “Argenta” the former Fan Fare site on the north end of Havana. We hope to host the celebration of the Argenta’s project completion and new housing for residents in the District.
- Actively assist in attracting new stakeholders to the remaining leases.
- Support redevelopment plans and attracts new businesses to the leases and empty pads.
- Work with Visit Aurora to strengthen relationships with hotels and partners to encourage more On Havana Street visitors and brand as an entertainment and foodie destination for visitors and business travel.
- Strengthening partnerships, relationships and community networking with Buckley Space Force Base, Anschutz Community-Campus Partnership, The Chamber, local neighborhoods, retirement communities to attract more visitors and residents to explore, shop, eat, live, and experience On Havana Street.
- Strategize on encouraging the formation of an area-wide transportation plan to connect the Havana District shopping venues with light rail stops, Lowry, Central Park, Community College of Aurora, the Anschutz Campus, Buckley Space Force, Lockheed Martin, Gaylord of the Rockies especially with the redevelopment of the Fan Fare site, the Gardens on Havana, Dozen’s (King Auto), Sam’s No 3 (QuikTrip), the Alameda BRT Corridor Study and Connecting Aurora Engagement Events.

District Identity & Image/Community Sense & Involvement: In 2026, the District plans to continue:



- To remain active on the project management team for Corridor Multi-Modal Studies and inform the stakeholders on new developments, proposed improvements, and updates regarding the studies.
- To attend other special district outreach meetings and conferences to stay involved and informed in what other specials districts are implementing to support their stakeholders and community.
- To work with the City of Aurora on other emergency snow removal options for the business district in snow emergencies and continue to re-educate businesses about the snow removal ordinance.
- Assist stakeholders with code enforcement, landscaping improvements and graffiti removal
- To repair district markers as required and add new district markers as permitting and the $30,000 budget allows.
- To engage the neighbors/residents through monthly hybrid events/communications and by having the BID’s executive director continue to attend town meetings, keeping the neighbors informed about what is happening On Havana Street.
- Establish more inclusive communications and marketing to the diverse businesses in the corridor.
- Explore translating features and applications for our website, blogs, webpages, and content shared with the community.
- The Executive Director will continue to elevate the district image, community sense and BID engagement.
- To encourage our stakeholder businesses to notify the Executive Director when the business is having a special open house, event, sale, or customer appreciation event so we can list those in our newsletter and website.
- Regular Business Watch & “graffiti sweeps” of the District, looking for and reporting graffiti for removal.

New in 2026 —we plan to:

- Focus on expanding our initiatives on crime prevention, education, safety and security funding opportunities for the District.
- Continue efforts to support business recovery and advocacy. The District will continue to host community concerts, events and continue hosting programming and outreach resources for the stakeholders. The District would like to work with community partners to offer training, workforce initiative programming and support businesses through collaboration with local and national partners.
- Co-host workshops, programming, and other training related to business recovery efforts. Example: access to capital, business liabilities, lease negotiations, job sharing and workforce development programs, managing payroll and inflation costs, funding resources and more.
- Explore new district identity improvements for the corridor. The District is in the process of receiving proposals for art projections, murals, event activations and other projects for 2026. The District is looking to make significant investments in their district identity, events and programming to support improvements for property stakeholders in future special projects.
- Continue to work on our district identity and explore canvas wrapping electrical boxes throughout the corridor.
- Explore other District Identity improvements to the corridor like proposed in the Havana Multi Modal Study.
- Continue to work on maintenance of existing district markers and replace damaged markers as needed.
- Continue to work and collaborate on improvements regarding the Havana Street Corridor Multimodal Study
- Work to build a sense of community by distributing information about the Street Outreach Program Team to business owners and neighbors so anyone can call the team when they see someone experiencing homelessness.

Maintenance Capital Improvements: With stakeholder approval via a formal vote, the BID can issue bonds to pay for capital improvements if the board chooses to do so. BID funds and reserves can be used to match and leverage funds and other resources. No bonding is planned at this time. There are several ways in which the District and its operations and programs can be managed and staffed, including hiring staff, and/or contracting with a marketing and/or other professional(s) to carry out BID programs.

- **2026 plans are highlighted above.**
- The Executive Director takes on the responsibilities and can hire a consultant or event laborers for special projects, as needed and up to $18,250 in 2022, up to $85,000 in 2023, up to $125,000 in 2024, up to $135,000 in 2025 and **up to $155,250 in 2026**. We will continue to contract for events, marketing, advertising, graphic design, video and creative content creation, promotions and other consulting as needed for the District. **The increase of $20,250 in 2026 is the 15% recommendation our District accountant proposed to the board to accommodate for price increases and updates made by the Board during the preliminary budget process.**
- The board allocated funds from $155,250 in 2026 for consulting services to assist the ED in her role. In 2025, the District contracted a videographer for ~$36,000, social media consultants for ~$30,000, an events coordinator for $50,000 and have $9000 for other consultants for graphic design, voice overs and other services as needed for the ED. The District expects to contract the consultants at the same contract budgets as in 2025, and include the annual meeting "snapshot" videos in the consulting budget at up to $5000 and $15,250 for special projects directed by the board and stakeholders.
- The BID board formed subcommittees to engage and support the ED with events, marketing, and budgets to help with the consulting services needed for the ED.

V. BID BUDGET

***The District prepared a Proposed Operational Plan and Budget for 2026 with the* valuation from the previous year's assessed valuations certifications presented on November 21, 2024, at $156,857,783 and the preliminary August 22, 2025, at $177,825,484 AVs as reasonable estimates for 2026's budget year *and voted on September 18, 2025, at the public budget meeting*.**

Approximately $854,494 in 2026 is to be raised through a 4.5 mill levy based upon the assessed value of real commercial property which includes the "current year's net total taxable assessed valuation" from page 2, line 4 of the Certification of Valuation document from Arapahoe County dated August 22, 2025 AV's $177,825,484 x.0045 = $704,652, plus the preliminary 2025 URA property tax increment from page 2, line 3 of the Certification of Valuation ("total TIF area increment" - URA Property Tax Increment: ($21,236,224 x .0045) = $95,563, as well as an estimated $42,279 in specific ownership tax. The 2026 estimated total revenues are $1,376,194, with an estimated 2026 collection of $854,494 and a 2025 ending fund balance of $521,700.

After this report was submitted to the City of Aurora for the Management & Finance Committee, City Council Study Session and regular City Council Meeting the District will receive the Final AVs for budget year 2026 by December 10, 2025 and then District will then update the difference between the preliminary 8/22/2025 AV's and the Final AV's in the contingency and savings line items. The rest of the budget line items will remain the same as the District has done for the past 18 years.

Bonds: Any bonding would require a vote of electors. The BID shall be authorized to issue bonds in the future at the discretion of, and in such amounts as may be determined by, the BID board of directors. Approval of a majority of BID electors who vote at an election called for the purpose of authorizing such bonds would be required. **No bonding is planned at this time**.

Fees, Charges and Other Revenues: Although the current budget and operating plan do not contemplate imposing rates and charges for services furnished or performed, the BID shall be authorized to impose and collect reasonable fees and charges for specific services as determined by the BID Board of Directors. There are no plans to impose any additional fees and charges beyond the annual BID assessment at this time. The BID will be authorized to collect and spend other revenues as well, such as grants, gifts, receipts from contracts and enterprises, specific ownership taxes, and interest earnings.

Assessment Methodology: Under Colorado statutes, business improvement districts can generate revenues through several methods, including charges for services rendered by The District, fees, taxes, special assessments, or a combination of any of these. To allocate the costs of the services to be furnished by the BID in a way that most closely reflects the benefits conferred upon the businesses and commercial properties in the BID, the BID shall be authorized to determine, impose, and collect a mil levy based upon the assessed value of commercial property located in The District.

The mil levy method of assessment is intended to equitably address the intended benefits to the Havana corridor by improving the overall value of commercial property in The District through enhanced identity and image, economic development initiatives and advocacy for positive change along the corridor.

VI. BID GOVERNANCE AND PROGRAM MANAGEMENT

The Havana BID will be managed by a Board of Directors consisting of a minimum of seven (7) electors, all of whom shall be voting members. At least two-thirds of the board seats shall consist of owners of real property or their representatives within The District.

At least one board member shall be an elector located in the following geographic segments of The District:

- North of Alameda Avenue
- South of Alameda Avenue and North of Mississippi Avenue
- South of Mississippi Avenue and North of Parker Road
- South of Parker Road

The board will also consist of both large and small property owners and will represent a diverse mix of property use types. The BID board will have the following responsibilities:

- Prepare and file the annual District budget in accordance with state legal requirements and ensure compliance with other state laws.
- Provide direction and coordination in carrying out BID funded improvements and services.

The Havana BID Board of Directors includes:

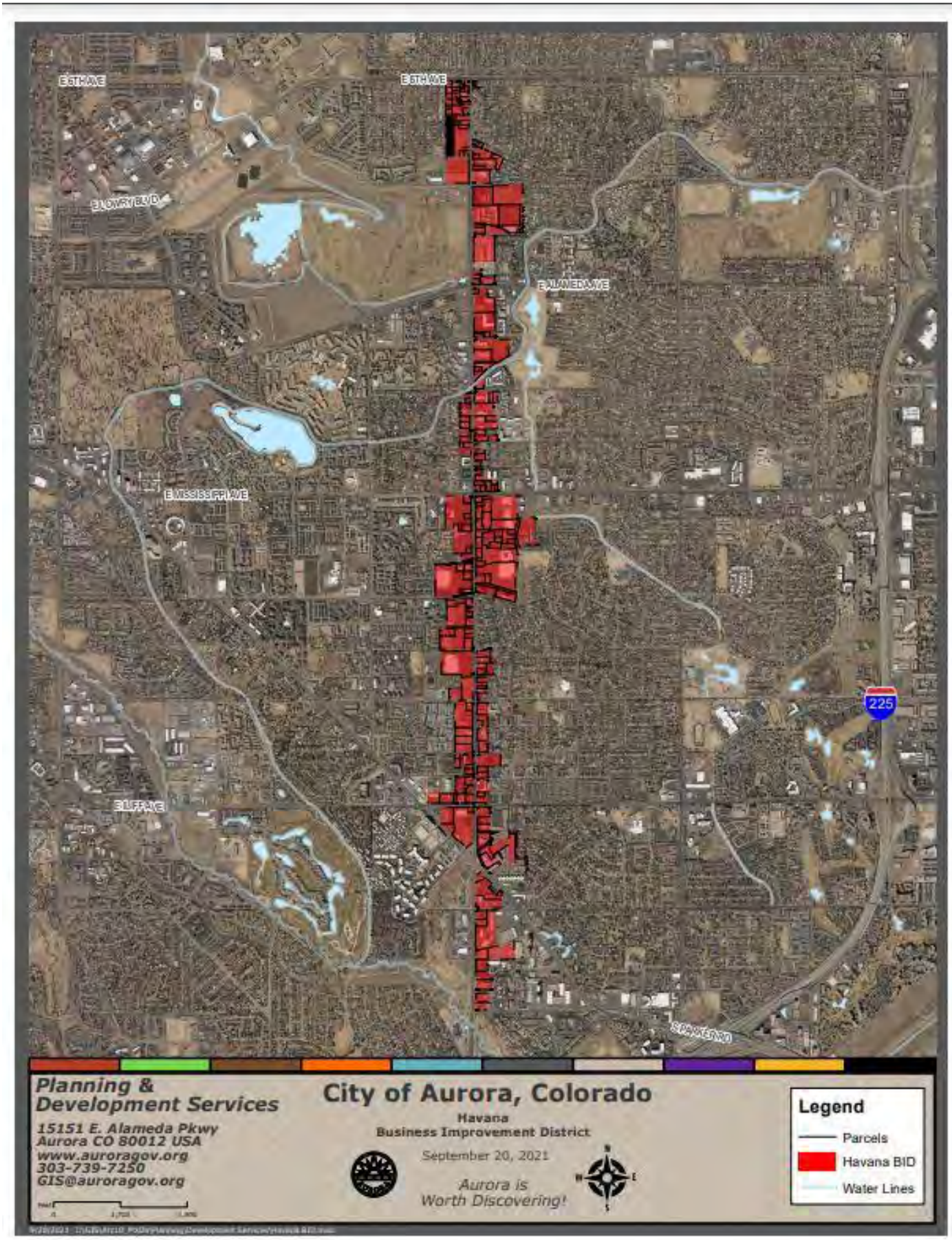
1. Garrett Walls, BID President, Owner, Synergy Business Solutions, E-5 Equities/Havana Exchange Shopping Center, 1555 S Havana St, Aurora CO 80012
2. Yulissa Williams, BID Vice President, US BANK, 941 S Havana St, Aurora, CO 80012
3. Donovan Welsh, Property Owner, Havana Auto Parts, 901 S Havana St., Aurora CO 80012 & South Havana Shops at 800 S Havana Street, Aurora CO 80012
4. Kerstin Hitchcock, Co-Owner, Number1 Auto Repair, LLC/Gary's Full-Service Auto Repair TM, 30 S Havana St Ste 304R, Aurora, CO, 80012 (as of 12/20/2021)
5. Adriana Lara, Assets Protection Outreach Coordinator, Group 197, Target Gardens on Havana 1400 S Havana St, Aurora, CO 80012 (as of 5/20/2024)
6. Miguel Mendoza with First Bank, to be rebranded to PNC Bank in 2026, 2300 S Havana St, Aurora CO, 80014 (as of 4/7/2025, Jennifer Dunn resigned due to relocating to the downtown Denver location in Aug-Dec 2024.)
7. Mark Hammerbeck – Herrada Printing / Toro Taxes – Buckingham Village Shopping Center, 1555 S Havana Street, Aurora, CO 80012 (as of 10/14/2024)
8. *Open Position after ~ November 2025 - Matt Rauzi, Owner, Colorado's Pro Gym, 1961 S Havana St, Aurora, CO 80014, Gym - relocating outside of the District ~November 2025.*
9. *Open Position – Havana Motor Mile Stakeholder*

- **Two Board Positions Available** – The District has received interest from BID Stakeholders include Scott Davenport at Heirlooms Antique Mall, Okwena Immigration Law, and AMCAP in the District. Please reach out to the Board of Directors and Chance Horiuchi. We would like to have the board position filled before 2026.

VII. CITY SERVICES: BID services will be in addition to any City services currently provided along Havana.

VIII. TERM

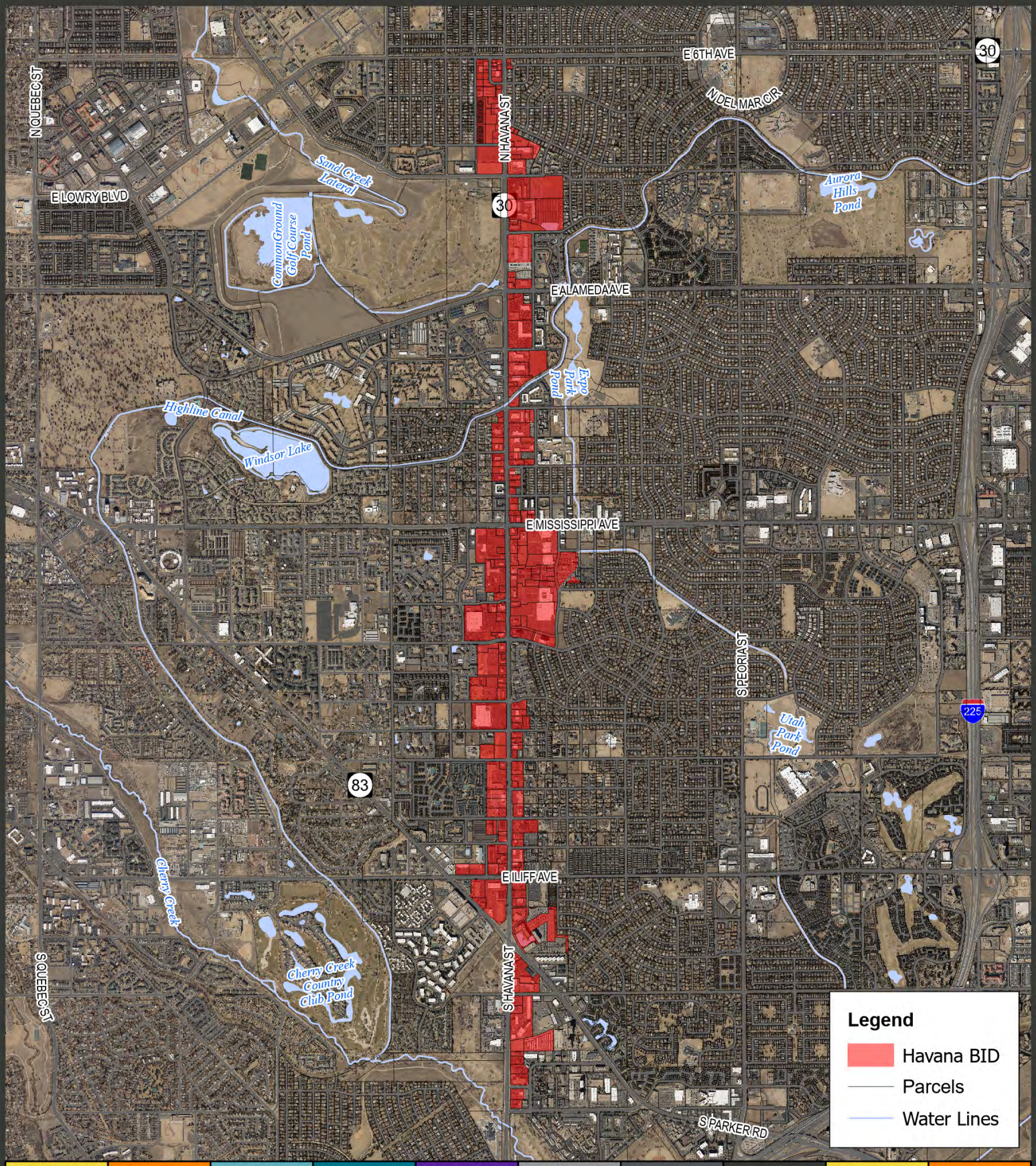
The Havana BID is recommended to be a perpetual BID with a mandatory review period every 5 years. The review will allow for appropriate adjustments to the BID boundary, assessment methodology and/or programming. The review will allow business and property owners to address and respond to changes as they occur along the corridor.


E 6TH AVE
E 6TH AVE
E LOWRY BLVD
E ALAMEDA AVE
E MISSISSIPPI AVE
225
E CUFF AVE
S HAVANA RD
Planning &
Development Services
15151 E. Alameda Pkwy
Aurora CO 80012 USA
www.auroragov.org
303-739-7250
GIS@auroragov.org
City of Aurora, Colorado
Havana
Business Improvement District
September 20, 2021
Aurora is
Worth Discovering!
Legend
Parcels
Havana BID
Water Lines

Havana Business Improvement District
Proposed Budget General Fund
For the Year Ended December 31, 2026

	Adopted Budget	Actual	Budget	Actual YTD	**Budget Adopted 09.18.2025**
	2024	7/31/2024	2025	Aug-25	2026
Beginning fund balance	$ 616,746	$ 692,374	$ 994,005	$ 994,005	$ 521,700
Revenues					
URA property tax increment Prelim	$ 88,956	$ 94,172	$ 87,636	$ 103,859	$ 95,563
Property tax revenue Prelim	619,143	722,689	618,224	598,891	704,652
Specific ownership taxes Est.	37,149	19,884	37,093	28,022	42,279
Interest income	10,000	15,005	10,000	7,561	12,000
Miscellaneous Income	-	-	-		-
	755,248	851,750	752,953	738,332	854,494
Total funds available	1,371,994	1,544,124	1,746,958	1,732,337	1,376,194
Expenditures					
Special events - 2026: $145K events $47K ad, 2025: $135K events $65K Ad					
Event expenses	305,000		200,000	20,160	200,000
Promotional	-	25,713	-	10,683	-
Networking	-	4,275		4,828	
Printing & graphics	-	1,200	-	225	-
Entertainment	-	11,378	-	22,230	-
Gift Cards/Cash prizes/Promotions	-	19,691	-	20,210	-
Hosting Media/Influencers		1,577		7,712	
Pickens Tech/HMM Tool Workforce			30,000	24,138	30,000
Community Sponsorships		28,888		18,189	
Other event expenses	-	5,249	-	-	-
Special events total	305,000	97,971	230,000	128,375	230,000
Program management					
Supplies	35,000	-	20,000		20,000
IT Services			15,000	7,200	15,000
Overhead	-	7,474	15,000	9,494	16,200
Program management total	35,000	7,474	50,000	16,694	52,496
Printing & graphics		-	-	-	-
Miscellaneous & mileage	4,000	1,280	4,300	2,912	4,644
Salary	112,500	54,779	125,000	93,748	130,000
Medical Insurance Reimb. - ICHRA	7,000	-	8,050	5,032	9,258
Retirement match (3% retirement savings match)	10,000	9,394	3,750	2,813	4,050
Payroll tax 7.65% of Emp. Salary)	10,000	12,312	10,250	7,299	11,070
Professional training	1,500		1,500	873	1,500
Accounting & Annual Audit	20,000	15,225	17,000	14,600	18,700
Legal	10,000	5,638	10,000	1,653	11,000
SDA BID Insurance	15,000	10,047	12,000	8,147	14,400
Stakeholder relations	15,000	1,577	5,250	1,079	5,670
Board development	15,000	1,017	10,500	3,631	11,340
Consulting	125,000	99,550	135,000	95,715	155,250
Treasurer fees - Tax Revenue - (1.5% AVs)	7,652	8,999	9,000	9,034	10,570
Consumer marketing	282,000	197,438	177,500	174,609	150,000
Website & branding ($20K Webolutions + $5k Social Ads)	30,000	12,520	25,000	17,388	25,000
ART2C expense & district identity/District Markers/Art murals/Vinyls	85,000	13,750	50,000	35,000	65,000
ADP Payroll fees	2,500	1,150	2,200	1,487	2,420
Contingency/Savings	262,609	-	539,153	444,153	**437,237**
Emergency reserve (REQ 3% Tabor on total expenditures w/o the treasurer's fee w/AVs)	17,233	-	26,589	26,589	26,589
Total Expenditures	1,371,994	550,119	1,452,042	1,090,831	1,376,194
Total Expenditures without Savings			912,889	646,678	938,957
Fund balance - ending	$ -	$ 994,005	$ 294,916	$ 641,507	$ 0

2026 HBID Budget for 9.18.26 - approved.xlsx



Planning and Business Development
15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7250
GIS@auroragov.org

City of Aurora, Colorado

Havana Business Improvement District

September 22, 2025

ACCESSIBILITY STATEMENT
Please know that, while the city is working to make all information accessible, PDF map products are primarily visual in nature. If you have trouble accessing this document, please visit www.AuroraGov.org/Accessibility or call the Office of Accessibility (303-326-8858) and let us know how best to assist you.

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9/22/2025 I:\GIS\ArcGIS_Pro_Projects\Planning\ODA\BID_Maps\Havana_BID.aprx

RESOLUTION NO. R2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE 2026 OPERATING PLAN AND BUDGET FOR THE HAVANA BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the City Council (the "Council") of the City of Aurora, Colorado (the "City"), is vested with jurisdiction to create one or more districts within City boundaries pursuant to the Business Improvement District Act, Part 12 of Article 25 of Title 31, C.R.S. (the "Act"); and

WHEREAS, pursuant to the Act, the Council has adopted Ordinance No. 2007-36 organizing the Havana Business Improvement District (the "District") and appointing the District's initial Board of Directors (the "Board"); and

WHEREAS, Section 31-25-1211, C.R.S., provides that no district created under the Act shall issue bonds, levy taxes, fees, or assessments, or provide improvements or services unless the City has approved an operating plan and budget for the district; and

WHEREAS, the Board has approved a 2026 District operating plan and budget (the "2026 Operating Plan and Budget") for submittal to the City, which Operating Plan and Budget are in full compliance with the requirements of the Act: and

WHEREAS, the Council finds and determines that the approval of the 2026 Operating Plan and Budget in the form presented to the Council at this meeting is in the best interests of both the City and the District.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO.

Section 1. The 2026 Operating Plan and Budget for the Havana Business Improvement District are hereby approved, including the declaration of public interest and necessity for improvements contained therein.

Section 2. All resolutions or parts of resolutions of the City of Aurora, Colorado, in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ,
City Clerk

APPROVED AS TO FORM:

PETER A. SHULTE, CITY ATTORNEY

By: Hanosky Hernandez HK
HANOSKY HERNANDEZ, Sr. Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: 2025 Youth Violence Prevention Program (YVPP) / Standing Against Violence Every day (SAVE) Program Marijuana Funds (Ordinance)
Item Initiator: Jessica Prosser, Director, Housing and Community Services
Staff Source/Legal Source: Lisa Battan, Division Manager - Invervention Programs, Housing and Community Services / Hanosky Hernandez, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Connected and Engaged: Providing programming, learning resources, and amenities that reflect the rich history and contributions of our vibrant communities.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): 11/17/2025

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Sponsor: Angela Lawson, Council Member / Mike Coffman, Mayor
Lisa Battan, Division Manager - Intervention Programs, Housing and Community Services / Hanosky Hernandez, Senior Assistant City Attorney

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

Ordinance No. 2020-60 effective date 12/19/2020

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

In 2020, City Council initially passed an ordinance (Ord. No. 2020-60) allocating 1% of marijuana sales tax to community service agencies and/or programs directly related to youth violence prevention. This ordinance sunsets in December 2025. The City's Youth Violence Prevention Program, housed within the Housing & Community Services Department, is funded by this 1% marijuana tax. This funding goes towards 3 FTEs; operating costs; IGAs with Juvenile Assessment Center, Cherry Creek School District, and Aurora Public Schools; YVPP Flex Fund; and case management services for Aurora SAVE.

FISCAL IMPACT

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

☒ 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.)

The projected marijuana tax revenue for 2026 is $1,792,922.

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.)

The projected budgeted expenditure for YVPP for 2026 is $1,791,220.

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.)

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.)

QUESTIONS FOR COUNCIL

Does Council approve moving the item forward to regular City Council meeting?

LEGAL COMMENTS

Council has the power to make and publish ordinances consistent with the laws of the state for carrying into effect or discharging the powers and duties conferred by the State Constitution, State Statute, or City Charter and such as it shall deem necessary and proper to provide for the safety; preserve the health; promote the prosperity; and improve the morals, order, comfort and convenience of the city and the inhabitants thereof. The Council has found and determined that extending the funding for community programs fulfills these purposes. (City Code Sec. 2-32). City Council shall act only by ordinance, resolution or motion. All legislative enactments must be in the form of an ordinance. This is a change to the Aurora City Code and it must be taken in the form of an ordinance. (City Charter Art. 5-1). (Hernandez)



SAVE

Standing Against
Violence Every Day

Purpose

In 2020, City Council initially passed an ordinance (Ord. No. 2020-60) allocating 1% of marijuana sales tax to community service agencies and/or programs directly related to youth violence prevention. This ordinance became effective on 12/19/2020 and expires on 12/19/2025. (See: Sec. 50-37)

•The City's Youth Violence Prevention Program (YVPP) was established in 2021. It initially focused on building coalitions, breaking down service silos, and supporting community-based organizations in engaging youth in services. Since then, YVPP has evolved to concentrate its efforts on the City's focused deterrence strategy, Aurora SAVE, which began in Sept. 2023.

•The overarching goal of Aurora SAVE is to ensure that individuals in our community who are at risk of becoming victims or perpetrators of gun violence remain **alive, safe, and free from incarceration.**

•This goal is advanced by reducing gun violence within the City of Aurora while simultaneously providing comprehensive supportive services to at-risk individuals and their families.

Youth Violence/SAVE Funding

Youth Violence Prevention Program Budget-MJ Funding	
Personal services-3 FTEs	$399,893
Professional services (contracts & consultant)	
JusticeWorks (YVPP/SAVE Case Management Services)	$145,471
National Network for Safe Communities (SAVE consultants)	$112,275
University of Colorado (Program data & evaluation)	$202,345
APS/Cherry Creek/JAC ($50k each)	$150,000.00
Operating Expenses	$44,495
YVPP Flex Fund	$50,000

SAVE Grant Funding

Bureau of Justice Assistance-Community Violence Intervention & Prevention Initiative Grant-Ends 09/30/2027	
Aurora Police Department	$435,512
(2 FTEs, Officer Overtime, Training funds)	
Violence Prevention & Intervention Services	$850,000
Program data & research evaluation	$556,106
Gun Violence Victim Assistance Funds	$118,894
State Justice Assistance Grant-Ends 09/30/206	
Violence Intervention & Resource Navigation Services	$87,548

**Please note that these grant funds did not supplant City funds

Services Provided



JusticeWorks Youth Care

- Initial assessment to develop an appropriate case management plan
- Intensive, outcomes-focused case management for the individual and family

Hazelbrook Community Center

- Substance abuse services; prosocial activities (boxing, fitness); mentorship that focuses on recovery

Services Provided

The Road Called STRATE

- STRATE Teen Talks (psychoeducational groups for youth); mental health screenings; mentorship that focuses on workforce development

Struggle of Love Foundation

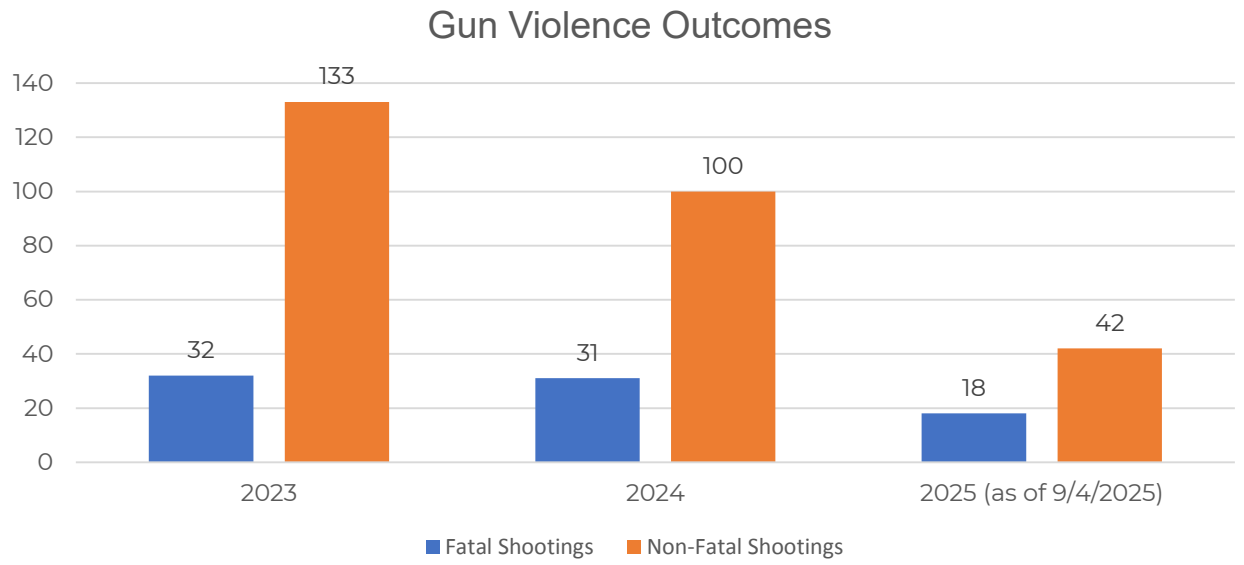
- Violence intervention/interruption; 24-hour SAVE hotline; resource navigation

Life-Line Colorado

- Violence interruption/incident response
- Follow up resources & services

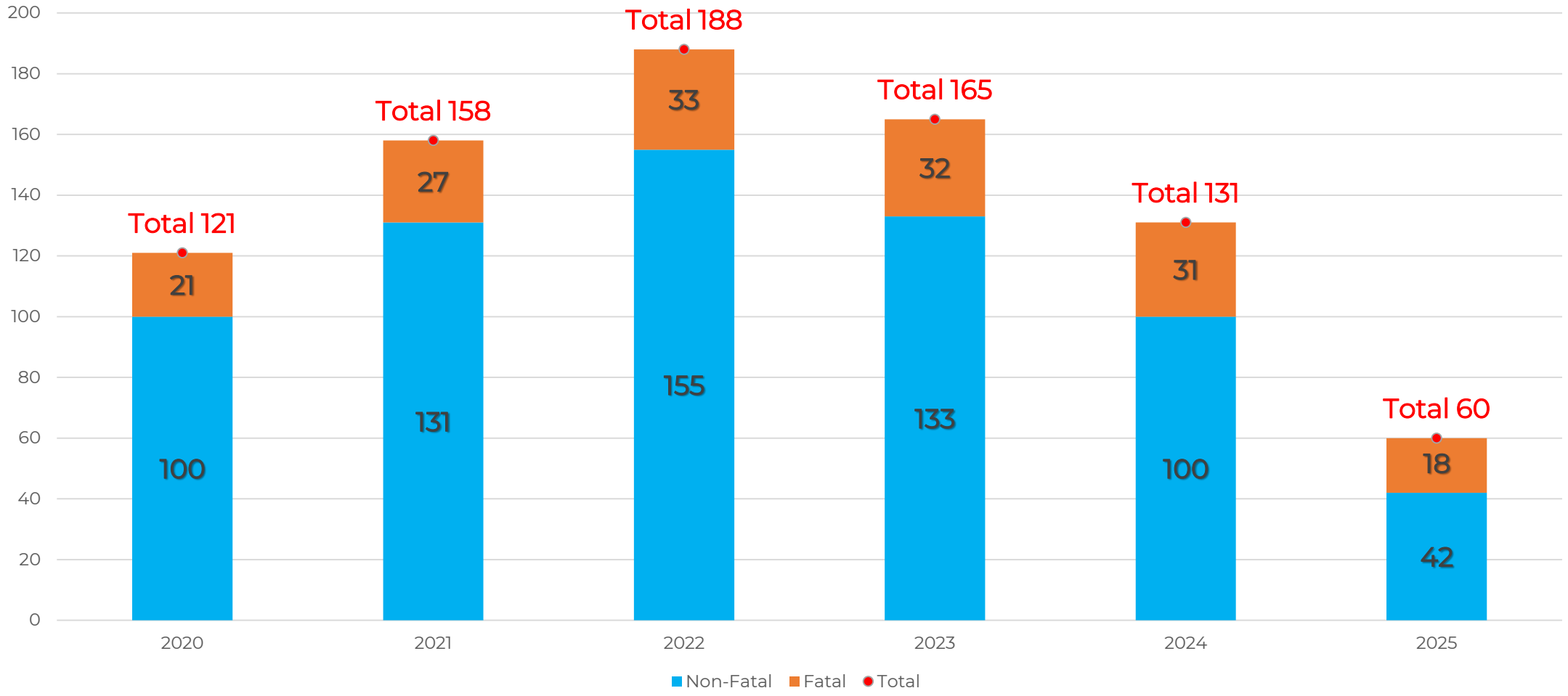


SAVE Outcomes



Violent Crime	Out of 189 Participants
Gun Violence Offending Rate	3%
Violent Crime Offending Rate	20%
Participants who have since died due to gun violence	1%

Aurora Non-Fatal & Fatal Shootings*
Five-Year Overview

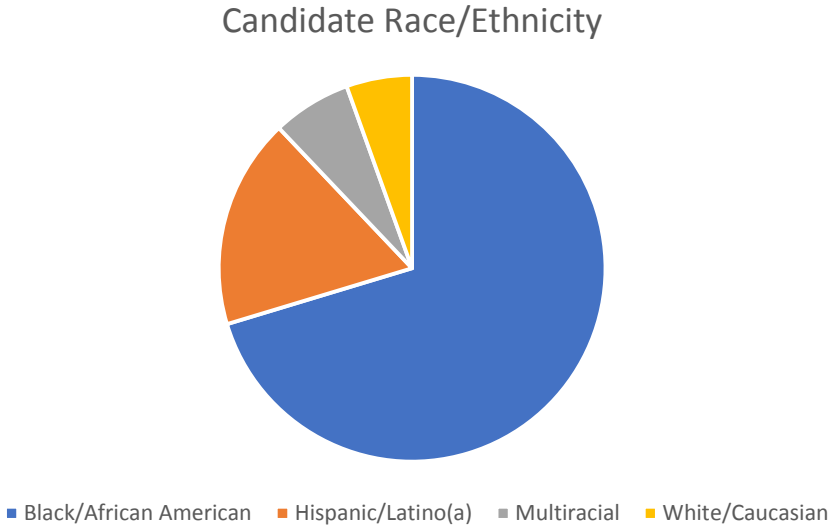


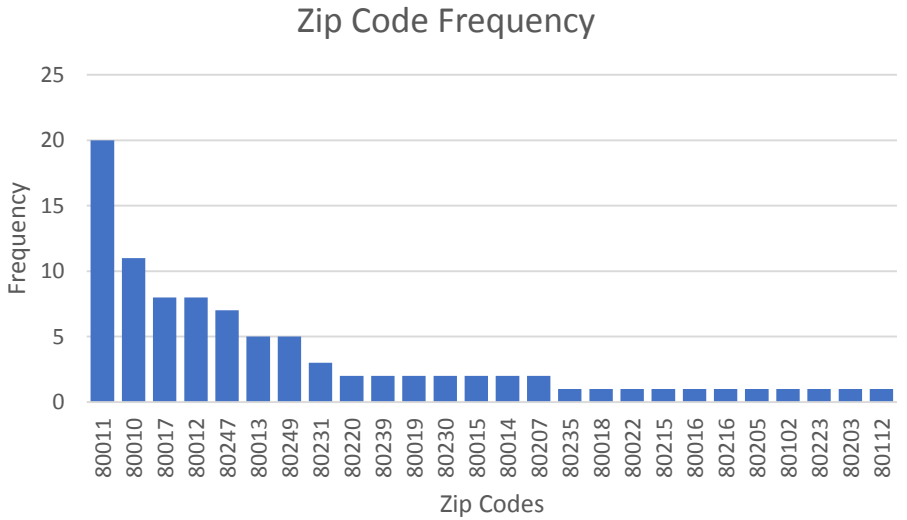
*Undergoing statistical audit

SAVE Outcomes

Support & Outreach Outcomes	
Percentage of Candidates/Families who have accepted any level of services	49%
2025 Referrals for workforce development, trauma counseling (SOLF)	44
2025 Referrals for peer groups, mentorship programs (TRCS)	33
2025 Referrals for substance use counseling & pro-social activities (Hazelbrook)	13
2025 Referrals for education support (Life-Line)	16
2025 Referrals to victim assistance programs	41
2025 Referrals to other services & resources**	19
**Other services can include food &/or clothing assistance, public benefits assistance, etc	

SAVE Outcomes





Average Age: 17.6

**Data is for SAVE candidates who have engaged in any level of service

Expected Future Outcomes

- If funding continues, SAVE will expand to:
  - Critical incident response for real-time violence interruption and prevention of retaliatory incidents
  - Streamlined case management and resource navigation services for SAVE candidates and their families
  - Data & program evaluation to understand intervention effects

Does Council approve of the ordinance and to move it to regular session?

ORDINANCE NO. 2025- ___

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 50-37 OF THE CITY CODE OF THE CITY OF AURORA COLORADO, RELATED TO FUNDING FOR COMMUNITY SERVICE AGENCIES AND PROGRAMS

WHEREAS, the City of Aurora, Colorado (the "City"), is a home rule municipality organized and existing under Article XX, Section 6 of the Colorado Constitution, which grants the City authority over matters of local concern; and

WHEREAS, the City recognizes that providing funding for community agencies and community programs is in the best interest of the City and its citizens; and

WHEREAS, the City Council has found and determined that the changes contained in this ordinance extending the funding for community programs for an additional five years promote community health and the wellbeing of its citizens and therefore are necessary and proper.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO.

Section 1. Subsection (b)(4) of Section 50-37 of the City Code of the City of Aurora is hereby amended and shall read as follows:

50-37. Surcharges.

(b)(4) This subsection shall remain in effect for five years from the date of adoption unless repealed earlier by the city council.

Section 2. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the office of the city clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____
HANOSKY HERNANDEZ, Sr. Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: Socioeconomic Sales and Services Impact Permit (Ordinance)
Item Initiator: Trevor Vaughn, Manager of Licensing, Finance
Staff Source/Legal Source: Trevor Vaughn, Manager of Licensing, Finance / Hanosky Hernandez, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Safe: Promoting safety in our built environment through effective administration of city codes and ordinances and responding to emergencies appropriately to preserve and enhance the community's sense of security and well-being.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): 11/17/2025

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Sponsor: Danielle Jurinsky, Council Member
Trevor Vaughn, Manager of Licensing, Finance / Hanosky Hernandez, Senior Assistant City Attorney
Estimated time: 15 mins

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

☒ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Public Safety, Courts & Civil Service

Policy Committee Date: 9/11/2025

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval

☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation

☒ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

This item was presented at the September 11th Public Safety Policy Committee Meeting and forwarded with a positive recommendation.

The item was also presented to the Business Advisory Board on September 15th. Members of the board advised of several concerns about the ordinance, including: consideration to exempt small grocers; whether the ordinance would be better as a zoning program; and ensuring outreach for stakeholder input; and allowing enough time for the ordinance to be properly vetted. The ordinance was subsequently modified to include an exemption from the convienance store definition for "Healthy Small Grocery Store," developed from similar concepts in other large cities. The exemption is intended to encourage greater access to health food options.

For community outreach the ordinance will be highlighted in a regulatory newsletter and information posted on the city's website. The ordinance was evaluated for potential inclusion in zoning but is proposed as an operations permit, as it contains requirements for operational standards and addresses areas of elevated risk, which are dynamic and not static like zoning districts. Also, the current process for conditional use permits is both expensive and time consuming for businesses whereas this proposed permit would be more streamlined and coordinated with the general business license.

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

This item is a proposed ordinance establishing a Socioeconomic Impact Permit, designed to prevent the overconcentration of certain retail sales and services that disproportionately target diverse, lower-income communities. Concentrations of such businesses have been found to contribute to the appearance of blight, increase both the incidence and fear of crime, and exacerbate negative health and economic outcomes within these communities.

The American Planning Association's *Equity in Zoning Guide*, Permitted Use Policy #11, recommends that communities "revise permitted use regulations to reverse the overconcentration of convenience stores, cannabis outlets, safe injection sites, and other facilities that provide easy access to health-compromising substances like alcohol and tobacco in historically disadvantaged and vulnerable communities."

The proposed permit will grandfather in existing businesses, which will automatically be issued a permit corresponding with the term of their General Business License at no initial cost. The proposal takes the form of a permit, rather than a zoning regulation, in order to address not only spacing requirements but also operational standards consistent with Crime Prevention Through Environmental Design (CPTED). This approach also allows for a dynamic process to prevent such operations from concentrating in dilapidated shopping centers or in areas identified as having elevated crime risk through Risk Terrain Modeling (RTM).

When concentrated, these operations also detract from a balanced retail environment and can trigger a downward spiral of blight. In coordination with the derelict property ordinance recently adopted by City Council, this ordinance will apply pressure to commercial property owners to reinvest in their properties in order to attract a healthier and more balanced retail mix.

The ordinance classifies the following operations as Socioeconomic Impact Retail Sales and Services with the number of estimated operations in the city. The exact numbers are still under refinement as establishments are visited and classified:

- Secondhand buyers (excluding specialty retailers) - 3
- Pawnshops - 14
- Head shops - 1
- Vape and smoke shops - 59
- Rent-to-own stores - 4

- Bail bond services - 1
- Check-cashing and payday loan businesses - 10
- Extended-occupancy motels - 16
- Retail liquor stores - 85
- Marijuana retail stores - 24
- Convenience stores that sell alcohol or tobacco - 131
- Bars, hookah lounges, and event centers operating after midnight in areas of elevated risk – N/A

Additionally, there are four bus junctions and nine light rail stations identified as major transit locations for purposes of spacing the operations.

Permit Provisions
Permits will be issued automatically to existing businesses but may be revoked if the operation:

- Consistently exhibits a pattern of neglect,
- Ceases operation for six months or more, or
- Commits public nuisance violations in an area of elevated risk.

In evaluating violations, the extent to which an operation has incorporated CPTED practices will be considered an aggravating or mitigating factor. The General Business License will serve as the application for the permit, but supplemental information will be required if the proposed operation is located in an area of elevated risk.

Spacing and Location Requirements
The ordinance establishes the following restrictions:

- No new businesses of the same type within 2,000 feet (e.g., a new liquor store must be at least 2,000 feet from an existing liquor store).
- No Socioeconomic Impact operation may locate within 300 feet of another Socioeconomic Impact operation.
- No operation may locate within 1,000 feet of an extended-occupancy motel.
- No operation may locate within 500 feet of a light-rail station or major bus junction.
- No operation may locate in a retail center exhibiting blight or with more than 50% vacancy.

Bars, hookah lounges, and event centers operating after midnight are not subject to spacing restrictions.

Only convenience stores that sell alcohol, tobacco or other age restricted substances will be considered Socioeconomic Impact operations subject to distance limitations (including the 2,000-foot separation requirement). Convenience stores that do not sell age restricted substances will not be considered Socioeconomic Impact operations. Convienence stores do include stores over 10,000 square feet or healthy small grocery stores that sell a variety of food products including fresh produce.

Current distance restrictions include two miles between pawnshops, 1,500 feet in state law between liquor stores, 500 feet from schools for alcohol and tobacco sales. No distance restrictions on tobacco sales regarding concentration.

The permit could also allow for a fee upon renewal to cover costs for a Risk Terrain Modeling software to establish the areas of elevated risk and to assist in policing and other community interventions in those areas. The city has not yet acquired such software and would need to continue evaluating the feasibility of its incorporation. The cost is estimated to be $24,000 annually. The number of anticipated number of permit holders is 350 which would equate to an estimated $138 biennial permit cost to cover the costs of the software.

FISCAL IMPACT

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

☒ 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.)

Estimated annual revenue of $24,000 upon renewal of permit.

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.)

Estimated $24,000 for Risk Terrain Modeling software.

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.)

There will be additional workload for reviewing and processing the permits and spacing analysis. Potential long term reduction in need for city services.

QUESTIONS FOR COUNCIL

Does council approve of forwarding the ordinance for formal council consideration?

LEGAL COMMENTS

The City Council shall have and shall exercise the powers, privileges and duties granted and conferred by the state constitution, statute, or City Charter. The City Council shall have power to make and publish from time to time ordinances, and to pass Resolutions and Motions, not inconsistent with the laws of the state for carrying into effect or discharging the powers and duties conferred by the state constitution, statute or City Charter and such as it shall deem necessary and proper to provide for the safety; preserve the health; promote the prosperity; and improve the morals, order, comfort and convenience of the city. City Code Section 2-32. The City Council has found and determined that approving the licensing permit and the business restrictions included in this ordinance fulfill these purposes. City Council shall act only by ordinance, resolution or motion. All legislative enactments must be in the form of an ordinance and this action will amend the Aurora City Code and therefore shall be taken in the form of an ordinance and shall require a vote of the majority of the Council to be approved. Section 5-1 Aurora City Charter. (Hernandez)

Completed in partial fulfillment of National Institute of Justice (NIJ) award #2012-IJ-CX-0038

A Multi-jurisdictional Test of Risk Terrain Modeling and a Place-based Evaluation of Environmental Risk-Based Patrol Deployment Strategies

Study Overview: A place-based method of evaluation and spatial units of analysis were used to measure the extent to which allocating police resources to high-risk areas, derived from risk terrain modeling (RTM), affects the frequency and spatial distribution of new crime events. This quasi-experimental project had two primary goals: 1) to replicate and validate RTM in multiple jurisdictions and across many different crime types; and, 2) to evaluate intervention strategies targeted at high-risk micro-level environments across 5 cities[1]: Chicago, IL; Colorado Springs, CO; Glendale, AZ; Kansas City, MO; and Newark, NJ.

In completing the risk terrain models[2], we used the RTMDx Utility, developed by the Rutgers Center on Public Security[3]. Following the RTM analysis in each city, each Police Department developed an intervention strategy that targeted the spatial influences of select significant risk factors. The Police Department also worked with the research team in the selection of target areas for the intervention. In evaluating the intervention, statistical comparisons were made to equivalent control areas locally within each city. Control areas were matched to treatment areas through Propensity Score Matching (PSM). Interventions in each city lasted approximately 3 months, and were implemented in 2013 and/or 2014. The post-intervention period was 90 days (3 months).

General Findings:

Q: Do RTM outputs inform crime intervention planning and policing activities in ways that result in significant crime reductions in targeted areas?

A: Yes. Results across all study settings allow for a general conclusion that certain actions performed by police and intended to mitigate the spatial influence of risky features at high-risk places results in both short- and long-term crime reductions. RTM enabled police to make informed decisions and develop strategies about where to allocate resources and what to do when they got there. Spatial information produced through RTM to select target areas, develop place-based risk reduction strategies, and deploy resources was applied to a variety of crime types and customized for different settings in measured, transparent and sustainable ways. Crime reductions were best achieved by police with a concerted and consistent application of intervention activities geared toward mitigating the spatial influence of crime attractors at the high-risk places within a jurisdiction.

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Specific Findings:

Colorado Springs

Risk Terrain Modeling Analysis:

The Colorado Springs Police Department (CSPD) identified Motor Vehicle Theft as their priority crime. A Risk Terrain Model was found that contains 6 risk factors (out of 19 tested): Disorder Calls for Service (RRV^4=5.61), Multifamily Housing Units (RRV=2.75), Foreclosures (RRV=2.64), Parks (RRV=1.76), Sit-down Restaurants (RRV=1.51), and Commercial Zoning (RRV=1.37). Highest risk places[5] have 48 times greater likelihood of crime than some other locations. Conjunctive Analysis of Risk Factor Configurations (CARFC) found that the highest risk behavior settings[6] for Motor Vehicle Theft cover about 4% of the study area and account for nearly 43% of all crime incidents.

Risk-Based Intervention:

To reflect the RTM findings CSPD designed their intervention strategy with an array of activities performed by various CSPD units for the purpose of mitigating disorder problems in the target area: Code Enforcement property inspections, Community Service Officer Neighborhood Cleanups, Community Meetings, Proactive Police Enforcement against disorder offenses, Proactive Traffic Enforcement, and the deployment of License Plate Recognition (LPR) devices for the purpose of identifying stolen Motor Vehicles in the target area.

- A Motor Vehicle Theft reduction of 33% was achieved in the target area compared to the control area during in the post-intervention period. There was a slight diffusion of benefits.
- At the micro level, "code enforcement" was associated with reduced levels of Motor Vehicle Theft throughout the target area (p<0.01). "Code enforcement" activities have an exceptionally strong and significant crime reduction benefit at high-risk places (p<0.01).

Colorado Springs Summary: *The cumulative findings suggest that CSPD's risk-based intervention effectively addressed Motor Vehicle Theft. CSPD's targeting of disorder incidents was an effective crime control strategy. The micro-level analysis suggests that code enforcement focused at micro-level high-risk places is a particularly promising tactic.*

Newark

Risk Terrain Modeling Analysis:

The Newark Police Department (NPD) identified Gun Violence as their priority crime. A Risk Terrain Model was found that contains 11 risk factors (out of 17 tested): Narcotics Arrests (RRV=3.53), Foreclosures (RRV=3.36), Restaurants (RRV=2.76), Gas Stations (RRV=2.54), Convenience Stores (RRV=2.32), Food Take Outs (RRV=2.19), Bars (RRV=2.01), Abandoned Properties (1.43), Schools (RRV=1.38), Liquor Stores (RRV=1.34), and Problem Housing (RRV=1.34). Highest risk places have 58 times greater likelihood of crime than some other locations. CARFC found that the highest risk behavior settings for Gun Violence cover about 5% of the study area and account for nearly 30% of all crime incidents.

Risk-Based Intervention:

To reflect the RTM findings, NPD designed their intervention strategies to generate checks and manager contacts at three business types: Restaurants, Food Take Outs, and Gas Stations. Each day during the intervention, a task force comprised of 3 officers, under the supervision of a Lieutenant, visited businesses located within the target area. Upon visiting the business, officers were required to meet with the on-duty manger and have them sign the sheet, to ensure that proper contact was established.

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- A Gun Violence reduction of approximately 35% was achieved in the target area compared to the control area during the post-intervention period. There was a slight diffusion of benefits.
- At the micro level, the intervention activities were associated with a reduction of Gun Violence within the portions of the target area identified as high-risk. The reduction approached statistical significance (p=0.06).

Newark Summary: *The NPD task force's intervention activities were a promising approach to gun violence. The strategy generated a large reduction of gun violence, and had a particularly great impact at high-risk portions of the target area. Newark's outcome evaluation was inherently an assessment of the use of a "task force" as well as the "intervention actions" performed by the task force. Ultimately, significant crime reductions can be achieved when a task force consistently and thoughtfully implements intervention activities at high-risk places.*

Kansas City

Risk Terrain Modeling Analysis:

The Kansas City Police Department (KCPD) identified Aggravated Violence as their priority crime: all shooting incidents (hits and homicides), aggravated assault (with a firearm), and street robbery (with and without a weapon). A significant Risk Terrain Model was found that contains 15 risk factors (out of 21 tested): Bus Stops (RRV=3.38), Weapon Offending Parolees and Probationers (RRV=3.20), Suspicious Person with a Weapon Calls-for-service (RRV=2.43), Variety Stores (RRV=2.28), Packaged Liquor Stores (RRV=2.28), Hotels (RRV=2.27), Fast Food Restaurants (RRV=2.18), Drug Markets (RRV=2.11), Bars (RRV=2.05), Rental Halls (RRV=1.61), Restaurants (RRV=1.41), Convenience Stores (RRV=1.41), Grocery Stores (RRV=1.28), Foreclosures (RRV=1.27), Liquor Licensed Retailers (RRV=1.24). Highest risk places have 46 times greater likelihood of crime than some other locations. CARFC found that the highest risk behavior settings for Aggravated Violence cover about 4% of the study area and account for nearly 38% of all crime incidents.

Risk-Based Intervention:

To reflect the RTM findings, KCPD designed their intervention strategies to address nightclubs, suspicious person with a weapon calls-for-service, weapon offending parolees and probationers, drug sales, packaged liquor stores, and liquor licensed retailers[7]. An array of activities intended to mitigate the spatial influences of these risk factors, enhance community awareness, and deter motivated offenders was conducted by various KCPD units and city officials in the target area: Code Enforcement, Directed Patrols, Licensing and Inspection checks, meet-and-greets with known offenders juxtaposed with social service referrals/support, CPTED inspections, Pedestrian Checks, Area Presence, Residence Checks, Traffic Violations, and Building Checks. A new protocol for dispatching officers to certain calls-for-service locations was also enacted.

- Aggravated Violence decreased by 12% in the target area compared to the control area during the post-intervention period, but the findings did not achieve statistical significance.
- At the micro level, and in the during-intervention period, Pedestrian Checks, Area Presence, and Residence Checks were each associated with lower levels of Aggravated Violence throughout the entirety of the target area. In the post-intervention period, Building Checks conducted within high-risk areas were associated with reduced crime levels.

Kansas City Summary: *RTM enabled Kansas City police officials to make decisions about where to allocate resources and what to do when they got there in order to suppress crime in the short-term and reduce crime occurrence over the long-term. Intervention activities affect crime differently over varying times and places. Synthesizing results from the micro level analyses, it can be generally concluded that "pedestrian checks", "directed patrol", and "knock-and-talks" have the greatest impact on reducing crime among all places within*

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the target areas when sustained, whereas longer-term crime reduction benefits at high-risk places are best achieved via "building checks".

Glendale

Risk Terrain Modeling Analysis:

The Glendale Police Department (GPD) identified Robbery as their priority crime. A Risk Terrain Model was found that contains 7 risk factors (out of 11 tested): Drug-related Calls for Service (RRV=15.56), Convenience Stores (RRV=2.88), Take Out Restaurants (RRV=2.54), Apartment Complexes (RRV=2.53), Gang Member Residences (RRV=2.41), Liquor Stores (RRV=2.30), and Bars (RRV=2.19). Highest risk places have 58 times greater likelihood of crime than some other locations. CARFC found that the highest risk behavior settings for Robbery cover about 1% of the study area and account for nearly 17% of all crime incidents.

Risk-Based Intervention:

To reflect the RTM findings, GPD designed their intervention strategy to address all 7 risk factors. The activities included Directed Patrols, Flyer Distribution, Community Meetings and Engagement Activities, Proactive Stops, and Proactive Arrests.

- Robbery decreased by 42% in the target area compared to the control area during the intervention period. There was a very strong diffusion of benefits effect.
- At the micro level, and in the during-intervention period, Directed Patrols were associated with lower levels of Robbery. Flyer Distribution activities were associated with fewer Robberies in the post-intervention period, with the reduction approaching statistical significance (p=0.09).

Glendale Summary: *The intervention produced a statistically significant reduction of Robbery throughout the target area during the intervention period. In addition, there was a diffusion of benefits beyond the targeted area. "Directed patrol" had the greatest impact on reducing crime among all micro-level places within the target areas during the intervention period, whereas longer-term crime reduction benefits were best achieved via "flyer distribution".*

Chicago

Risk Terrain Modeling Analysis:

The Chicago Police Department (CPD) identified Shootings as their priority crime. A Risk Terrain Model was found that contains 10 risk factors (out of 15 tested): Foreclosures (RRV=5.38), Problem Buildings (RRV=3.72), Gang Hotspots (RRV=2.86), Laundromats (RRV=2.27), Liquor Stores (RRV=1.92), Gas Stations (RRV=1.65), 311 Lights Out Calls (RRV=1.41), Schools (RRV=1.35), Bus Stops (RRV=1.33), Bars (RRV=1.28). Highest risk places have 76 times greater likelihood of crime than some other locations. CARFC found that the highest risk behavior settings[8] for Shootings cover about 15% of the study area and account for nearly 56% of all crime incidents.

Risk-based Intervention:

To reflect the RTM findings the CPD designed an intervention strategy that focused on Foreclosures and Problem Buildings. The strategy entailed the CPD working in partnership with other City of Chicago departments to conduct site visits of known problem properties throughout the city to improve conditions conducive to crime and, when necessary, issue citations for code violations. City agencies also sought to work with private lenders to address the broader scope of the foreclosure crisis.

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- A process evaluation found that CPD could not manage to collect measurement data in a systematic or coordinated way to allow for adequate evaluations of outcomes. Cumulative totals of building inspections and citations were 280 and 24, respectively. But CPD was unable to provide incident-specific information including the precise date, time, and location of each action. Therefore, we were unable to complete an outcome evaluation of CPD's intervention[9].

Endnotes

[1] Originally, 6 cities were proposed as study settings for interventions. However, Arlington, TX withdrew from the study early on due to excessive turnover of personnel within the department.
[2] Using then-current data from calendar year 2012
[3] www.rutgerscps.org
[4] Relative Risk Value (RRV)
[5] Places with risk values greater than 2 standard deviations above the mean risk value, according to the risk terrain map.
[6] The behavior settings with a relative frequency of crime (RFC) above the mean
[7] "Packaged liquor stores" refer to businesses whose primary purpose is to sell liquor. "Liquor licensed retailers" are facilities that are in business to sell other items, but also sell liquor, such as convenience stores, grocery stores, etc.
[8] The behavior settings with a relative frequency of crime (RFC) above the mean
[9] It should be noted that during this project, there were mayoral elections (and subsequent run-off elections), internal transfers/promotions of police personnel, and multiple other research projects (unaffiliated with ours) that may have strained CPD's data management resources.

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Socioeconomic Impact Permit Proposed Ordinance



Trevor Vaughn, Manager of Licensing

Socioeconomic Impact (SEI) Permit Objectives

- Address clustering of high-risk businesses and support a healthy community
- Impacts of SEI Sales and Services:

  When Concentrated:

  - Promote unhealthy products and predatory services
  - Drive crime and worsen community health
  - Fuel cycles of blight and hinder reinvestment
  - Create perceptions of disorder and decline

Socioeconomic Impact (SEI) Permit Objectives

- Prevent clustering of predatory retail
- Reduce competitive pressures “race to the bottom”
- Incorporate place-based crime prevention
- Encourage commercial reinvestment and create welcoming and healthy retail environments

Operations Considered

- Businesses with negative health or financial impacts
  - Liquor stores, pay day loans, vape stores, marijuana, rent to own, bail bonds, pawnshops, motels
  - Late-night bars in areas of elevated risk

- Regulatory Approach
  - Attached to general business license; primarily distance restrictions, additional rules in areas of elevated risk
  - Not addressed through zoning as conditional uses, due to cost, time-consuming and static

Highlights about permit requirements

- Convenience stores only if they sell alcohol / tobacco
  - Large format grocery excluded > 10,000 sq/ft
  - Small Healthy Grocery Stores also excluded
- Vape shop > 15% floor space or >50% sales
- Specialty secondhand shops excluded (comics)
- Transit is for reference only, not included as an SEI
- High Risk After Midnight - considered SEIs in elevated risk areas – Bars, Hookah, Event Centers

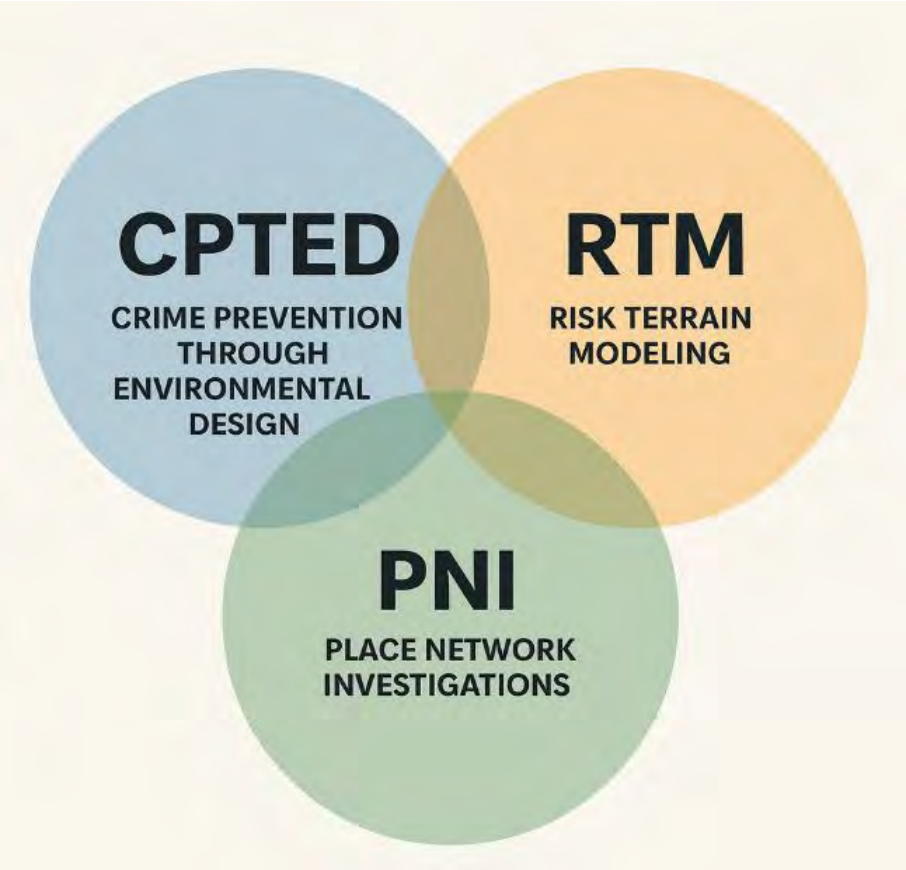
Changes After Committee

- Created definition of a Small Health Grocery Store to exclude them from convenience store definition, up to 22 businesses

- Continue refining categorization of operations (vape store / convenience store)

Place Based Entity Wide Crime Strategies

- Crime Prevention Through Environmental Design (CPTED)
- Risk Terrain Modeling (RTM)
- Place Network Investigations (PNI)



WHAT IS CPTED?

Crime Prevention Through Environmental Design

The proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and to an improvement in the quality of life.

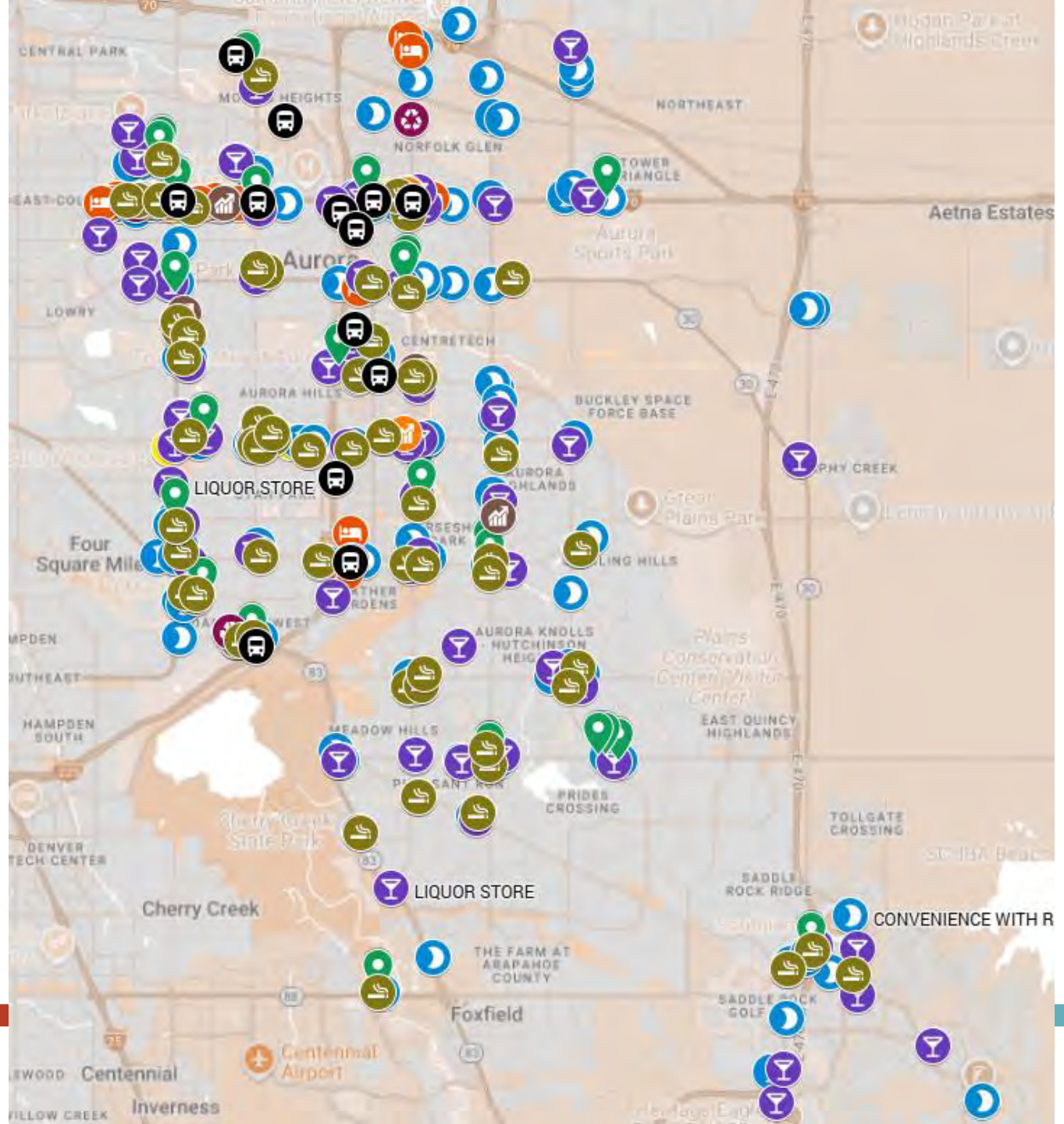
Risk Terrain Modeling (RTM)

- Spatial diagnosis technique to map environmental factors to risky locations
- Proven track record
- CPTED without RTM is like playing darts blind" – Joel Caplan



LOCATIONS

	CONVENIENCE STORE WITH ALCOHOL/TOBACCO (131)
	LIQUOR STORE (85)
	VAPE / SMOKE (59)
	MARIJUANA (24)
	EXTENDED OCCUPANCY (15)
	PAWNBORKER (14)
	MAJOR TRANSIT STOP (13)
	CHECK CASHING (10)
	RENT TO OWN (4)
	SECONDHAND BUYER (3)
	BAIL BONDS (1)
	HEAD SHOP (1)



Spacing – new businesses only

- 300’ spacing between SEI operations*
- 1000’ any SEI from Extended Occupancy Motel*
- 2000’ between the same type of SEI*
- 500’ from any transit station*

*Except High Risk After Midnight Uses

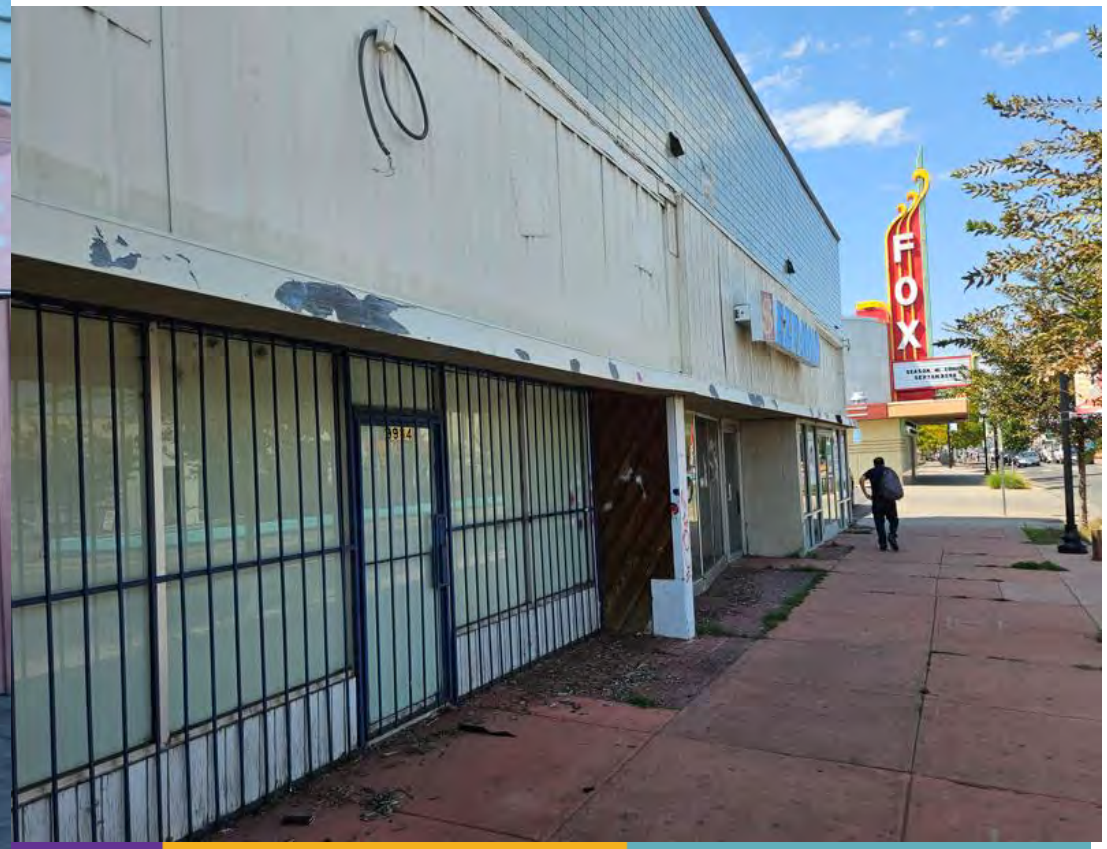
- Not permitted in retail center exhibiting blight, or with 50% or more vacancy.

Areas of Elevated Risk

- Determined by Risk Terrain Modeling (RTM)
- High Risk After Midnight will automatically be considered SEI in these zones
- New SEIs will need to demonstrate use of CPTED and nature of operations to not increase risk
- Applies CPTED as mitigating or aggravating factor for license penalties for code violations

CPTED – Maintenance / Natural Surveillance





Permit Requirements / Revocation

- Pattern of neglect / code violations
- Public nuisance violations
- Follow operational plan if in area of elevated risk
- Discontinue operations > 6 months

Implementation

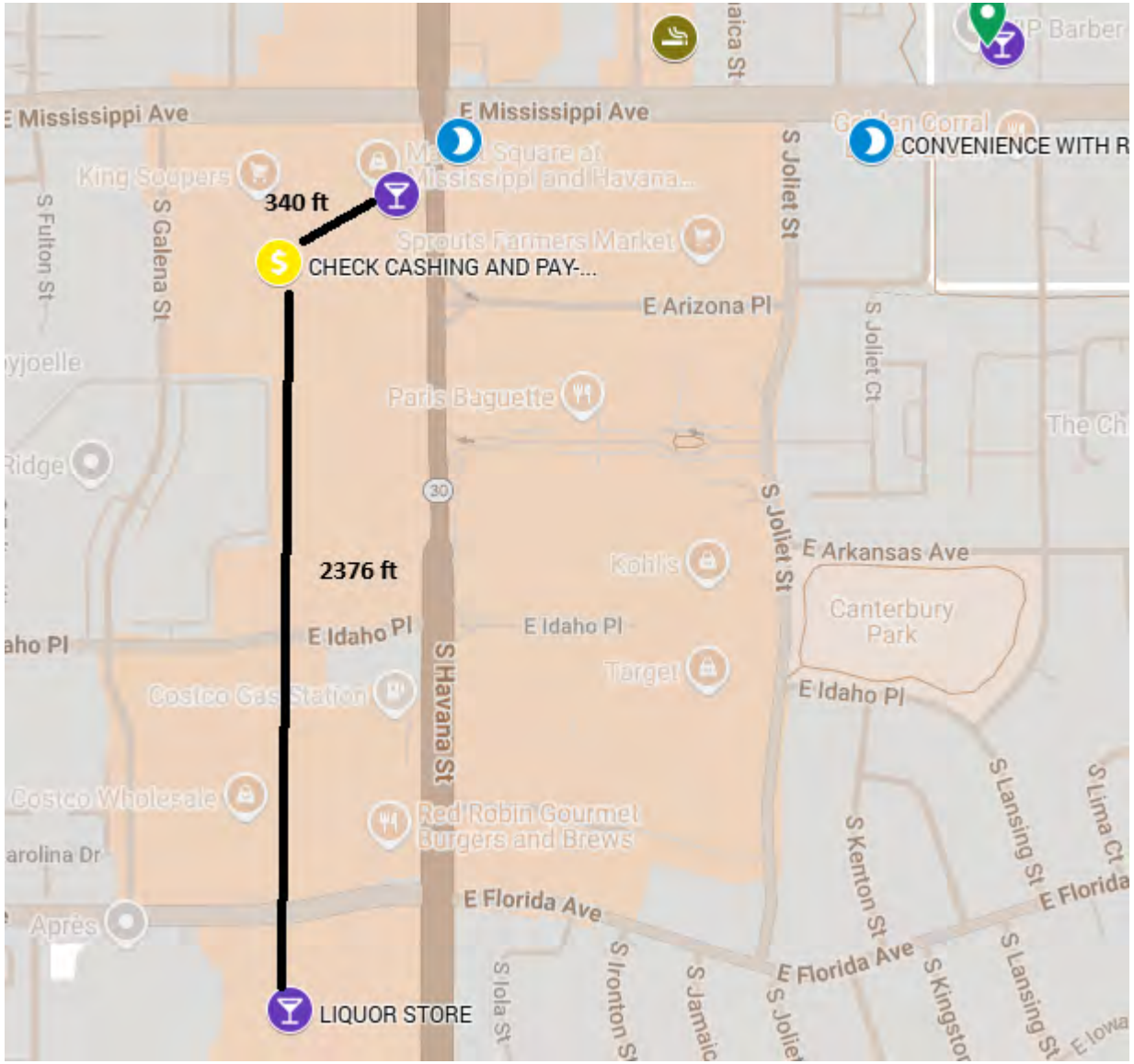
- Permit issued automatically to existing businesses
- Aligns to general business license for application and renewal (biennial)
- Proposed fee of approx. $138 on biennial general business license renewal and new licenses to fund Risk Terrain Modeling

Colfax Corridor



1.12 mi – 5,913 ft

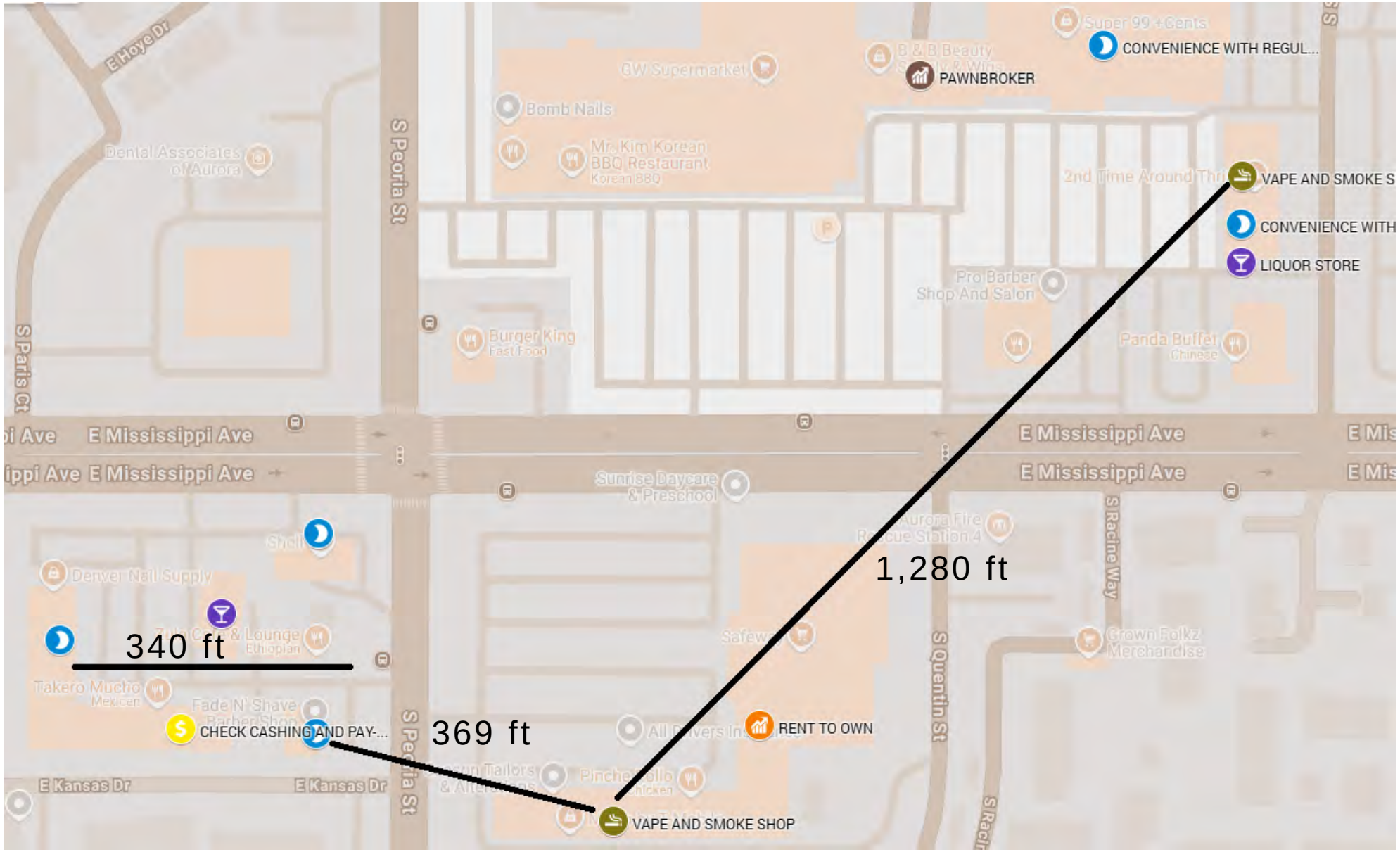
Havana Gardens



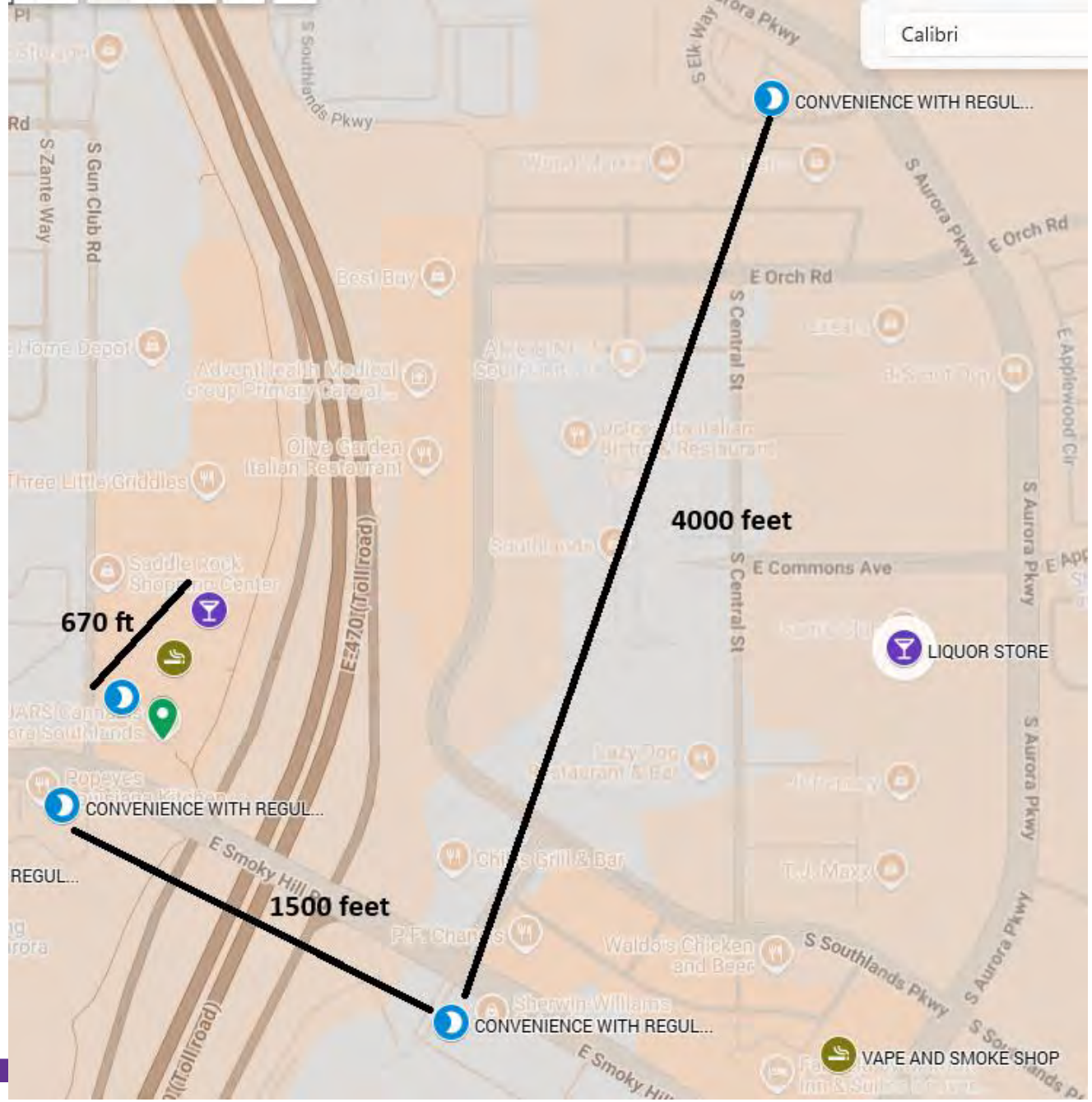
Peoria and Miss.



Peoria and Miss.



Southlands


Calibri
CONVENIENCE WITH REGUL...
4000 feet
LIQUOR STORE
670 ft
CONVENIENCE WITH REGUL...
1500 feet
CONVENIENCE WITH REGUL...
VAPE AND SMOKE SHOP
S Southlands Pkwy
E Orch Rd
S Central St
E Commons Ave
S Aurora Pkwy
E Smoky Hill Rd
S Gun Club Rd
S Zante Way
E-470 (Tollroad)

- Forward for formal ordinance consideration?
- Provide direction on operational categories and spacing standards?

ORDINANCE NO. 2025- ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING THE AURORA CITY CODE BY AMENDING DIVISION 4 OF ARTICLE VI OF CHAPTER 86 ESTABLISHING A SUPPLEMENTAL LICENSE FOR SOCIOECONOMIC IMPACT RETAIL SALES AND SERVICES

WHEREAS, the City of Aurora, Colorado, (the "City"), is a home rule municipality, organized and existing under and by virtue of Article XX, Section 6 of the Colorado Constitution, and it has the power to regulate matters of local concern; and

WHEREAS, the City recognizes certain types of retail businesses that have been associated through academic research with elevated rates of crime and public disorder in surrounding areas, especially when concentrated; and

WHEREAS, these types of businesses often cluster in low-income neighborhoods, disproportionately impacting communities that already face economic and social challenges; and

WHEREAS, the overconcentration of such establishments can undermine neighborhood vitality, deter investment, and contribute to a cycle of blight, vacancy, and diminished public safety through the increase of related crimes; and

WHEREAS, repeated patterns of co-location among high-risk business types can facilitate illicit activities, including open-air drug markets, fencing of stolen goods, and loitering, thus creating conditions that are harmful to public health, safety, and quality of life; and

WHEREAS, the City has a compelling interest in protecting public safety, promoting a healthy and sustainable business environment, and preventing the displacement or marginalization of residents due to the unchecked proliferation of such business operations, and the spacing requirements, caps on business types, and mitigation standards such as lighting, surveillance, and good-neighbor plans are effective tools to manage and reduce cumulative harm without banning lawful business operations; and

WHEREAS, this ordinance is intended to provide reasonable regulations to prevent the overconcentration of such businesses, improve neighborhood conditions, and promote equitable access to a safe and healthy commercial environment for all residents; and

WHEREAS, the City Council hereby finds that it is in the best interest of the City and its citizens to adopt reasonable regulations to promote community health, wellbeing, reduce crime, and support the economic vitality of the city.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The City Code of the City of Aurora is hereby amended by adding a new Division 4 to Article VI to section 86, that shall read as follows:

DIVISION 4. SOCIOECONOMIC IMPACT PERMIT

Sec. 86-696. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

***Area of Elevated Risk* means an area identified as being elevated risk by the risk terrain model adopted by the City.**

***Bail Bond Office* means a business whose primary purpose is to act as a surety to secure the presence of an accused person at a court proceeding in a criminal manner.**

***Check Cashing or Pay-Day Loan Service Provider* means a non-depository financial institution that provides monetary loans or advances in exchange for a postdated check, electronic access to a bank account, title to a vehicle, or other collateral; or offers to cash checks, drafts, money orders, or other monetary instruments for a fee. This use includes but is not limited to payday lenders, check-cashing businesses, car title loan businesses, and deferred deposit loan providers. This use excludes state or federally chartered banks, credit unions, or savings and loan associations.**

***Convenience Store with Regulated Substances* means any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space and also sells any of the following; Alcohol, Tobacco, Kratom, or Tobacco or Drug Paraphernalia. Convenience store does not include any business where there is no retail floor space accessible to the public. A convenience store with regulated substances may offer incidental staple food items but does not meet the definition of a Healthy Small Grocery Store.**

***Crime Prevention Through Environmental Design (CPTED)* means architectural design, site design, operational, and landscape design principles and standards intended to reduce the fear and incidence of crime, and to improve the quality of life.**

Extended Occupancy Motel **means: A facility originally constructed as a motel or hotel for transient occupancy, which offers rooms or units for rent without a lease, but where most occupants stay for extended periods of time (typically 30 days or more), often using the premises as a primary or long-term residence. These establishments may advertise daily or weekly rates but effectively function as long-term housing without the protections or infrastructure associated with permanent residential use.**

Head Shop or Drug Paraphernalia Store **means a retail establishment that substantially sells, offers for sale, or displays for sale any drug paraphernalia as defined by state or local law, including but not limited to pipes, water pipes, bongs, rolling papers, roach clips, grinders, scales, vaporizers, or other items designed or marketed for use with marijuana, tobacco, or controlled substances.**

Healthy Small Grocery Store **means a store that is at least 2,000 square feet but less than 10,000 square feet where at least 50 percent of retail floor space is devoted to the sale of a broad variety of staple food products as defined by the United States Department of Agriculture (7 C.F.R. § 271.2) and at least 20 percent of the retail floor space is devoted to a variety of perishable staple foods that shall include, but is not limited to dairy products, fresh produce, frozen foods and fresh meats. No more than 20 percent of its retail floor space is devoted to health compromising substances. A healthy small grocery store does not include a convenience store which is characterized by limited food offerings, and a predominance of prepackaged goods, nor does it include locations with a gasoline service station.**

Health Compromising Substances **shall include alcohol, tobacco, kratom, age restricted hemp, novel psychoactive substances, or tobacco and marijuana paraphernalia.**

High Risk After Midnight Operations **Tavern, Bar, Hookah Lounge, or Event Center as defined in the unified development ordinance with operations after midnight located in an area of elevated risk.**

Rent-to-Own Store **means a business that offers rental agreements with optional ownership terms for furniture, electronics, or appliances, where customers make periodic payments with no obligation to purchase. This definition applies only to businesses where rent-to-own is the primary method of transaction and does not include general retail stores or electronics/furniture outlets offering traditional sales or third-party financing.**

Retail Liquor Store **means a type of retail sales that includes a business licensed by the state for the retail sale of alcoholic beverages in original packages for consumption off the premises, in which those sales are the primary goods being sold and generate the majority of the revenue generated by the business. The**

accessory sales of food or other items shall not result in the business being a general retail sales business if the above conditions are met.

Risk Terrain Model **means the risk assessment technique and diagnostic method for identifying the spatial attractors of criminal behavior and environmental factors that are conducive to crime.**

Socioeconomic Impact Sales and Services Business **means:**

(1) Secondhand buyers, head shops or drug paraphernalia stores, vape and smoke shops, rent-to-own stores, bail bond office, check cashing or payday loan service provider, extended occupancy motel, pawnbroker, retail liquor stores, marijuana retail stores, convenience stores with regulated substances.

(2) High risk after midnight operations when located in an area of elevated risk.

Secondhand Buyer **means a secondhand dealer or scrap metal buyer engaged in the purchase and resale of used or secondhand tangible personal property as a principal component of its operations, where such property includes a broad range of merchandise not limited to a specific product category or engages in purchases primarily for wholesale. This includes, but is not limited to, businesses that routinely acquire items such as electronics, jewelry, tools, small appliances, personal devices, or other portable goods commonly associated with theft. A Secondhand Buyer shall not include Specialty Secondhand Retailers.**

Specialty Secondhand Retailer **means a secondhand dealer primarily engaged in the retail sale of goods within a narrow and defined category such as books, video games, musical instruments, vintage clothing, children's goods, or sporting goods and for which the purchase of secondhand goods is incidental to the primary retail purpose and limited to items within that specialized category.**

Vape Store or Smoke Shop **means a retailer business or any person that: sells, offers for sale, or offers to exchange for any form of consideration, tobacco, nicotine, hemp products, kratom products, tobacco paraphernalia, marijuana paraphernalia, vaping devices, or other drug paraphernalia; and has fifteen percent (15%) or more of the square feet in the establishment used for the sale or display of those products or generates fifty (50%) or more from the sale of those products.**

Sec. 86-697. Permit Required

(a) It shall be unlawful for any person to operate a socioeconomic impact sales or service business without a Socioeconomic Impact Permit.

Sec. 86-698. Term

(a) Socioeconomic Impact Permits shall correspond with the term of the General Business License.

(b) Socioeconomic Impact Sales and Services in operation upon the effective date of this ordinance shall automatically be issued a Socioeconomic Impact Permit.

(c) Permits shall renew concurrently with the General Business License, unless revoked or non-renewed, provided the business remains in operation and complies with all applicable conditions and regulations.

Sec. 86-699. Suspension or revocation.

(a) In addition to the reasons set forth in section 86-47, the director shall suspend or revoke any permit issued under this division if they find that the permittee has committed a violation of any of the provisions of this division.

(b) If the permit holder is located in an area of elevated risk:

1. **Violations of 86-47(10) shall be considered an aggravating factor in any suspension or revocation proceeding if those violations are contributing factors to the elevated risk.**
2. **To the extent the permit holder has or has not implemented Crime Prevention Through Environmental Design strategies shall be considered as mitigating or aggravating factors.**

(c) A permit may also be suspended, revoked or not renewed if:

1. **The property where the business is located exhibits a consistent pattern of neglect or code violations.**
2. **The business discontinues operations for six or more consecutive months.**
3. **The business fails to adhere to the approved operational or mitigation plan submitted with the application.**
4. **Violations of 86-47(9).**

Sec. 86-700. Permit application.

(a) The application for a general business license application shall also function as the application for the permit.

(b) In areas of elevated risk, the application for a permit will need to be supplemented with information demonstrating a realistic business and financial plan with investment and other operational offsets and Crime Prevention Through Environmental Design measures to demonstrate that the issuance of the permit will not further elevate the risk level of the area.

Sec. 86-701. Permit denial.

(a) The director shall deny the permit if the location does not meet the distance restrictions identified in section 86-702.

(b) Subsection (a) shall not apply to businesses in operation, or any businesses already under a review or approval process, prior to the effective date of the ordinance and such businesses shall be permitted to sell their operation to a new operator as long as the business is continuously operated as the same or similar nature of business and does not otherwise violate this section leading to revocation or non-renewal of the permit.

Sec. 86-702. Location of Socioeconomic Impact Retail Sales and Services.

(a) No permit shall be issued if the socioeconomic impact sales and services business is:

1. **Within 2,000 feet of a business of the same type unless more restrictive by the city's uniform development ordinance (UDO) or otherwise restricted by state and local licensing codes.**
2. **Within 1,000 feet of an extended occupancy motel.**
3. **Within 300 feet of another socioeconomic impact sales and services business.**
4. **Within 500 feet of a light rail station or transit junction wherein more than one bus line operates through the junction every 15 minutes or more frequently.**
5. **In a retail center exhibiting blight, or with more than 50% vacancy whether or not the units are leased.**
6. **In an area of elevated risk unless the applicant supplements their application with information demonstrating a business and financial plan with investment and other operational offsets as well as CPTED measures to demonstrate that the issuance of the permit will not increase the risk level of the area.**

(b) The distance limitations in subsection (a) numbers 1. through 4. shall not apply to or from high risk after midnight operations.

(c) Distances shall be measured by the nearest portion of the building or unit to be occupied by the applicant to the nearest portion of the building or unit occupied by the existing operation. Distances from the transit junction shall be from the nearest property line of the station parcel or the nearest portion of any transit structure if there is not a separate parcel.

Sec. 86-703. Application to other licenses.
Failure to obtain or maintain the permit required by this section may be used as a basis for denial, nonrenewal, or revocation of any license required by chapter 86 or chapter 6 of the Aurora City Code.

Section 86-704. Rulemaking powers. The City Manager, the Director of Finance, or designee, is hereby authorized and shall make all necessary rules and regulations, including the imposition of fees to cover the costs for the administration of this Division.

Section 2. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: _____
HANOSKY HERNANDEZ, Sr. Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: Housing Unified Development Ordinance (UDO) Analysis Update
Item Initiator: Brandon Cammarata, Manager of Planning, Planning and Business Development
Staff Source/Legal Source: Brandon Cammarata, Manager of Planning, Planning and Business Development / Lena McClelland, Assistant City Attorney
Outside Speaker: Chris Brewster, AICP, J.D., Vice President, Multistudio
Strategic Outcome: Economically Strong: Building a conducive development climate, a diverse mix of industries and housing options, and fostering economic growth so that our community thrives and remains resilient.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: N/A

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Sponsor: Françoise Bergan, Council Member
Brandon Cammarata, Manager of Planning, Planning and Business Development / Lena McClelland, Assistant City Attorney
Estimated time: 50 mins

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

☐ Approve Item and Move Forward to Study Session

☐ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☒ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning & Economic Development

Policy Committee Date: 10/8/2025

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval

☐ Does Not Recommend Approval

☒ Forwarded Without Recommendation

☐ Minutes Not Available

☒ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The UDO was adopted in 2019. With that update, changes were made to accommodate a broader array of housing types. Since then, housing shortages and increased costs of building homes have put pressure on the city to look to more creative ways to foster housing development while maintaining high-quality neighborhoods.

PED approved moving forward with a Housing Code Analysis at its May 8, 2025 meeting; updates have been presented to PED on a monthly basis. On October 8, 2025, the Ped Committee recommended advancing this discussion to the full Council at a Study Session.

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

This project intends to (1) develop approaches in the UDO to increase the percentage of small lots allowed within developing neighborhoods, (2) develop code to enable small lot development in subareas A and B (3) refine design standards to support compact housing projects better (4) achieve these goals in a fashion that balances quality of life and livability expectations of the community.

At our discussion on October 20, 2025, we will provide a project update and introduce topics in three main categories: Greenfield, Infill, and Design Standards. Our discussion points will be derived from the 'Discussion Topics' in the attached Round Table document (Pages 3 and 4). The documents attached to this commentary are also being presented and discussed at the Developer Round Table on September 25, 2025.

This presentation was also made at the October 8, 2025 PED Committee Meeting and PED recommended advancing this discussion to the full City Council at a 10/20 Study Session.

Attachments:

- Code Audit Summary – Supports the code update process, assesses what is working, what is not working, and what could work better in the current UDO (in the context of the project scope).
- Neighborhood Design – Design Elements currently considered with the development of new neighbhoods
- Round Table Update – Includes project overview and status and our current discssion points
- Presentation Slides for 10/20
- DRAFT PED Minutes, October 8, 2025

FISCAL IMPACT

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

☐ 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.)

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.)

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.)

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.)

QUESTIONS FOR COUNCIL

Does this Council want staff work on these policy directions and draft code language for the Council to review?

LEGAL COMMENTS

The city manager shall be responsible to the council for the proper administration of all affairs of the city placed in his charge, and to that end he shall have the power and duty to inform the public concerning plans and activities of the council and city administration. (City Charter Section 7-4(j)) (McClelland)



UDO Updates

Compact Housing Options

Code Audit

Introduction

The code audit supports an update of the Aurora Unified Development Ordinance (UDO) focused on compact single-family housing options. The audit is one of the preliminary steps used in conjunction with stakeholder input to identify issues and goals. It assesses what is working, what is not working, and what could work better in the current UDO.

The scope of the updates is focused on housing options and neighborhood design, and the primary goals from the RFP include:

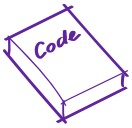
- Expand options for more compact housing.
- Promote livability and adaptability for neighborhoods.
- Develop different housing price points and attainability.
- Improve flexibility and administration.

The Aurora UDO was reviewed comprehensively to consider how all standards, procedures, and topics coordinate, and how they relate to overall strategies on housing and neighborhood design. However, the comments in this audit focus on the sections that directly relate to small-lot and compact single-family housing options.

The audit is an independent and preliminary review, without the benefit of other stakeholder engagement. It will contribute to discussions a direction for future amendments, but nothing in this audit represents a formal recommendation. Items in the audit and detailed comments include a mix of:

- Design / development issues that require further input from planning and development professionals;
- Technical issues that require input form specialized professions or other related city departments; and
- Policy issues that will require direction from the Planning & Zoning Commission or City Council.

Review Comments



Overall.

Organization, clarity, and "usability" of a development code is important for consistent application and interpretation. Additionally, a well organized code better emphasizes crucial planning and community design benchmarks. In contrast, codes that are overly detailed with minutia tend to create internal conflicts, create interpretation issues, and obscure overarching objectives.

- The Aurora UDO initially has a simple and basic organizational structure with five articles and a logical hierarchy of topics: general, zone districts, use regulations, development standards (including design), and subdivision regulations. (Chapter 146)
- However, subsections within these articles are unorganized with many sections and subsections being very long and cumbersome. Design and dimension standards are addressed in multiple places, making the code difficult to use, and often creating competing approaches or potentially conflicting interpretations.
- There are many opportunities for converting long sections of text to tables so that regulatory standards are more clearly expressed, and so that related standards are better coordinated and options or context-based standards are better contrasted.
- Similarly, many standards are conveyed through imprecise language, qualifying statements, and a mix of standards and interpretive commentary, often making it difficult to determine the operative regulatory provisions.



Consider improving the organization of all residential standards by coordinating the development standards for all residential development districts and districts in one location; integrating larger-scale neighborhood design standards with subdivision regulation; and addressing all building and site design standards in a consistent manner and in a single section. Simplify the standards by converting text to tables wherever possible, which can help identify and correct conflicts, and reconcile interpretation issues between related or competing standards.



Connectivity / Neighborhood Design.

Several sections address connectivity of streets and pedestrian / trail connections apart from street designs. However, there are very few dimensions and design standards to ensure these connections make walking or bicycling practical and comfortable. Additionally, the standards are addressed in many different sections with competing approaches which can result in inconsistent application and interpretation.

- The block size standards are generally good and appropriate for the different contexts (subareas A, B, and C). However, the B and C perimeter limits are too generous (2,800′ or 700′ x 700′). This allows a nearly 11-acre block, which as a minimum or typical standard is too large for good neighborhood connectivity. Blocks in neighborhoods or mixed-density development should be between 3.5 and 7 acres, with higher-density blocks being at the smaller end of that range. (4.3.9)
- The collector street location and frequency guidance is sufficient, but it focuses primarily on the alignment across intersections (i·e· facilitating turning onto arterials), rather than promoting continuity of collector and other sub-arterial streets. Continuity of these streets across arterials and throughout neighborhoods (i·e· 3 to 5+ miles) has a significant impact on development patterns and the likelihood that mixed-use projects can be integrated into neighborhoods rather than relegated to arterial intersections and less pedestrian-friendly contexts. Additionally, continuity of these streets provides crucial relief to arterial streets and can reduce or eliminate the need to engineer them as high-capacity or high-speed streets that become barriers. [Note: this is initially and primarily a street master plan issue, but it should be coordinated with the development code.] (4.3.8, 4.3.11.A., and 4.5.1.)
- The alignment provisions for other streets (640-acre + projects; 160-acre + projects; and "two turn" rule) are good and appropriate. However, with more continuity of collector streets, and if block lengths and perimeters are measured strictly with two tiers of lots, then more flexibility in internal block structure could occur while still achieving improved connectivity. (4.5.3.A.1. and 2.; and 4.5.3.B.1)
- Alignment and stub streets connecting to adjacent property is a good and appropriate standard; however, it is confusing and could be clarified and strengthened, and make the application to typical situations more explicit (4.5.3.C.)
- It is assumed that street connectivity includes comparable pedestrian and bicycle connectivity. However, there are no street sections or streetscape design standards in the UDO (it defers to the Aurora Roadway Design and Construction Specifications Manual). Although the UDO has requirements for sidewalks, there are no location, dimension, or design standards to ensure that they are situated properly within the streetscape and otherwise designed to promote improved walkability. (4.3.12. and 4.5.4.)
- Related to the comment above, there are no requirements for bicycle transportation and connectivity in the UDO. Relying entirely on the design and construction specifications manual means there is little coordination of this key transportation element with land use and site design decisions. (4.3.12. and 4.5.4.)
- The internal pedestrian connectivity parameters are complicated and difficult to interpret. Additionally, they are not coordinated with other connectivity standards and set dimensions that could conflict or imply that those other standards are not met. (4.5.4.A., C., and D.)

Consider simplifying and strengthening the connection standards with more emphasis on collector and other secondary streets, more precise block standards and measurement methods, but allow greater flexibility in block patterns within smaller, but well-connected networks. Additionally, coordination of street layouts, street types, and streetscape design with the transportation master plan and the Aurora Roadway Design and Construction Specifications Manual should be stronger.





Streetscape Design.

The UDO includes many private standards that acknowledge the importance of coordinating with public realm design, including building orientation standards, lot and block access standards, and parking and garage mitigation strategies. However, there are no streetscape design standards in the UDO.

- Sidewalk standards are only generic performance standards to provide sidewalks, and lack important details that can differ by context, including width, placement within street sections, and other streetscape design elements. (4.3.12. and 4.5.4.D. and E.)
- There are no streetscape design standards in the development code, and only a cross reference to outside documents. (Comprehensive Plan, master plans or site plans, and the Aurora Roadway Design and Construction Specifications Manual). (4.3.11.)
- The landscape standards give credit for curbside landscape and street frontage buffers, however there are no specific standards as it might apply to different contexts, different street design types, or different streetscapes. (4.7.5.A.1. and 2.; 4.7.5.C.; and 4.7.5.P.6.b.)
- The standards for curbside landscape are fairly complex and extensive, but appear sufficient with regard to streetscape design. (1 tree per 40', plus shrubs). The contextual standards of different curbside landscape are less effective without coordination to different street types, which lessens the ability to impact different residential frontages (i·e· it is treated as a boundary or buffer rather than a frontage.) (4.7.5.C.)
- The urban street frontages sections provide a good framing for the limited instances where attached sidewalks are appropriate and support walkable streetscapes (i·e· street-front buildings and where on-street parking is prevalent and designated). This section also includes appropriate landscape designs that can contribute to an abutting sites' landscape requirement. However, absent any connection to specific street types or to appropriate land use and development frontages, this design standard is less effective. (4.7.5.C.4.)
- The curbside landscape exceptions for subarea A imply the past streetscape designs are acceptable. If there is a plan or program to improve neighborhood streetscapes in subarea A, other than minimum ADA compliance, it should be emphasized in the UDO. While this is not initially or primarily a UDO issue, the UDO standards should coordinate better with future improvements to neighborhood streetscapes. [Note: subarea has wide rights-of-way but deficient sidewalks, poor locations of sidewalks related to curb and street, and no landscape or streetscape amenity on neighborhood streets. (4.7.5.D.6.)

Consider better coordination of the UDO development standards, subdivision design standards, and landscape standards with the transportation master plan and the Aurora Roadway Design And Construction Specifications Manual.





Landscape / Open Space.

The UDO has extensive standards addressing quality open space and landscape areas; however, it is difficult to find clear standards for the amount, types, and range of different design standards for open space and there are not clear distinctions in different types of open space to support different contexts (i·e· formal and civic, active and usable, and natural and aesthetic.)

- The UDO only references coordination between public / community scale open space and development standards; there is no quantity, arrangement, or open space design standards in the UDO and it defers to the Aurora Parks, Recreation and Open Space Dedication and Development Criteria Manual for all neighborhood or community-scale open space. (4.3.17. and 4.7.2.B.)
- The small lot building / site open space standards provide good options for compact residential settings, and appear to have a good balance for private usable space and common amenity space. There is some coordination between different types of open spaces at different scales and reference to options for common spaces in some scenarios. However, there is not a clear hierarchy or systematic approach to open space design types to be applied at different scales. (4.3.17. and 4.2.3.A.5.a. and b.)
- The landscape standards include significant "water wise" design and planting standards. Although this can add some expense, generally the return on investment from these strategies is effective through lower-maintenance landscape and less water use over time. (4.7.4.B. and C.)
- The landscape standards are comprehensive and have a very detailed and complicated organizational structure. Many standards appear to repeat or overlap throughout the code. It is difficult to navigate and determine standards due to the complexity and approach.
- Overall the landscape standards are extensive, very complex, and extremely detailed. There is a very cumbersome organizational structure of overlapping, redundant, and competing standards throughout many sections and subsections which makes it difficult interpret and arrive at a required landscape count for any project. The standards appear to have a focus on the public realm - the interface of project frontages with streetscapes. However, due to the complexity and disorganization there is no clear elevation or prioritization of landscape as a neighborhood design tool that shapes different contexts or character (i·e· streetscapes, gateways, frontages, civic space, etc.); instead, they appear as a rather a long laundry list of standards. (4.7.5.P.1.-8.; 4.7.5.J.3.a. - c.; 4.7.5.C. 1. - 5.; 4.7.5.D. 1. - 8.; and 4.7.5. E.2.b.i. - iv.)



Consider grouping open spaces into a more explicit typology system addressing different scales of open spaces - community, block/project, and site/building; and different designs - formal, natural, active. Requirements could be more clearly expressed, and flexibility and design options could be coordinated better between open space at different planning scales.



Development Standards / Housing Options.

The UDO enables a wide range of housing options and many compact or small lot patterns. However, it is poorly organized and it is difficult to determine the context or standards for specific types, and some types are too limited in their applicability throughout the city.

- Small lot options should be considered in areas A and B and integrated into more contexts, and particularly based on traditional block and lot patterns of original Aurora. (4.2.2.A.; Table 4.2-1)
- The density limits of R-1 and R-2 small lot applications in subarea C (3 and 5 dwelling units / acre) conflict with planning policies, intent statements, and the development standards of these districts. (4.2.2.A.2.; Table 4.2-2)
- The standards addressing a mix of housing options are too formulaic and complicated; they are addressed in overlapping and sometimes conflicting ways in several sections. Additionally, some of the distinctions are superficial and will not contribute to any meaningful mix of housing across neighborhoods or throughout the housing market. (i·e· minor differences in lot widths or distinctions between front vs. alley loaded). A simpler approach to mixing housing options within a project/block, within neighborhoods, or across neighborhoods and withing zoning districts could lead to better long-term results. (4.2.3.A.3.; 4.2.3.A.8.; 4.3.7.; and 4.3.10.F.)
- Green court and motor court options present good alternative patterns; however, the design and dimensional standards for the green are too prescriptive, and can unnecessarily constrain different block, lot, building, and greens space patterns in infill situations. (4.2.3.C.1.b.ii. - xiv.)
- The Flexible Residential Lot Option is vague and conflicting in applicability, and lacks clear expectations in process. It should be eliminated; or alternatively it should be more directly integrated with master planned developments, strengthened based on the "five neighborhood design principles," and/or be coordinated with a specific and clearly established "Flexible Residential Lot Handbook." (4.2.3.B.)



Consider strengthening the current building type approach, by simplifying the standards, drawing more meaningful distinctions between different types, grouping ranges of compatible types, and filling in gaps for some new types. The types can then be clearly allocated among different zoning districts (R-1, R-2, R-3, or R-4) and / or refined by subareas (-A, -B, and -C).



Frontage / Access.

There are several instances throughout the UDO that regulate the design of lot and block frontages. In most instances these standards are well-intended and important, however they lack a coordinated approach linking context, block patterns and streetscape designs, and different building / lot types.

- Standards that limit or prohibit backing to streets and / or "fence canyon" effects are important and should be strengthened. In conjunction with connectivity and other block and lot access strategies, more options to enable fronting on all streets should be considered. (4.8.4.B., 4.8.7.C., 4.8.7.E., 4.3.10.E., and 4.7.9.C.)
- The "garage mitigation" strategies are dimensionally appropriate. However, the "quota" approach (simply counting towards a limit on front loaded) treats this as a design option applied to a product. This results in some random applications of front loaded products and loses sight of the broader neighborhood design and streetscape goals. It also is a challenge to administer over time once properties are in individual ownership throughout neighborhoods. (4.2.3.A.7.; 4.2.3.A.3.d.; and 4.2.3.A.8.b.)
- Alley access and design strategies are not clearly specified. Options for shared or block-scale access should be more clearly identified in the UDO and include specifications that meet the neighborhood design, block and lot development pattern, and access and utility interests. (4.3.11.B. and 4.6.5.B.)
- The green court and motor court options present good alternative patterns; however the emphasis on lot / project frontages on streetscapes need to be clearer and strengthened to better integrate with other types of projects. [Also see comment on flexibility in green court design with the housing options comments.] (4.3.2.C.1.b.vii. and 4.3.2.E.1.b.viii.)
- The loop lane concepts could provide relevant patterns and strategies for different contexts; however, the street requirements are not cost effective for such a small development yield. Consider breaking this into three distinct concepts for broader applicability: (1) closed streets as an option to cul-de-sacs in the street network; (2) housing internal to a block structure fronting an a true "lane" (an alternative development pattern similar to green court or motor court); and (3) shared front access lane for housing fronting on streets with access limits (an access pattern). In the later 2 the engineering design standards on the access could be reduced. (4.3.2.D.)
- The driveway restrictions demonstrate attention to the impacts on streetscape and frontage from different housing patterns; however, they are not closely calibrated with different contexts, different streetscape scenarios, or how different housing and lot patterns impact this issue (UDO has uniform 40% coverage for SF and 2F). Additionally, similar issues impact all housing types - not just single-family detached and two-family lots. (4.6.5.C.)
- Garage variation standards demonstrate attention to the impacts on streetscape and frontage from different access approaches and building designs, but are not coordinated with different building / lot types or patterns. Additionally, the simple "quota" approach is difficult to administer over time and outside of an initial subdivision review; also, it ignores the larger important issue of coordinating common patterns on a streetscape, rather than just simply counting amounts of front-loaded, recessed, or alternate loaded garages. (4.6.5.C.8. and 9.)



Consider a more comprehensive frontage design approach based on context, block pattern / streetscape design, and lot / building types, and access strategies.



Building Design.

The building design standards address most of the important and appropriate topics necessary to integrate a wider range of buildings in a compatible manner within and between neighborhoods (i·e· scale and massing, facade composition, materials, transparency, entry features, and adjacencies). However, the standards are overly complex and prescriptive, and can lead to unintended consequences, particularly where the design standards establish exact but artificial metrics as a proxy for the desired design outcome.

- The single-family ("detached house") / two-family ("duplex") design standards and the "multi-family" design standards (including single family attached or "row houses") are in different sections and have different organization structures despite addressing similar topics. Additionally, some standards appear to apply to both groupings of buildings. This causes confusion in terminology, in applicable standards and approaches, and in how each of these elements relate to a coordinated approach to building design. It results in the design standards appearing as a collection of disparate requirements rather than a coordinated approach to more holistic building design, and it loses sight of some basic and design objectives and desired outcomes. (4.8.3.A. - F. vs. 4.8.4., 4.8.5., 4.8.6., 4.8.7. and 4.8.8.)

- The point system is fairly complex and has some false equivalence among the strategies that receive points. (4.8.3.F. and 4.8.4.D., Table 4.8-8)

- The overlapping concepts and different approaches and terminology, and the different organization of subsections creates confusion, conflicts, and interpretation issues. It is difficult to determine which standards apply to single-family, two-family, single-family attached (i·e· town houses), and multi-family buildings and / or which apply to groups of them or all of them. (4.8.3.A., 4.8.4.B., 4.8.5.B., 4.8.6.B., and 4.8.7.B.)

- The masonry requirement - as a proxy for quality and durability - can add costs to projects; additionally, the applicability to different elevations can compound some of the issues with this standard. Masonry requirements are addressed in several different sections which can cause confusion and interpretation issues - first as a permitted material (with no indication of a required %); in a separate section with a required %; then in a different sections where elevated amounts of masonry get extra design points; and SF/2F vs. SFA/MF have similar standards in different sections. (4.8.3.D., 4.8.6.C., Table 4.8-5, and 4.8.6.D, Table 4.8-6)

- The requirement for entry features and orientation to streetscapes and open spaces is an important neighborhood design element. However, a greater variety of types and patterns of entry features should be enabled for all building types, and the standards for each type should be more consistent across building types. This can be an important "design variety" element. Several different sections address dimensional aspects of these spaces in inconsistent ways regarding minimum dimensions, dimensions eligible as open space, maximum encroachments, and minimum setbacks from the street. Competing standards and different approaches to entry features in various sections obscure this important feature and result in some token ornamental elements qualify for the standards. (4.2.3.A.5.a.v., 4.2.3.A.4., table 4.2-6, 4.2.3.C.1.b.xi., 4.2.3·E·1.b.xii., 4.2.4.A., Table 4.2-10, 4.8.3.F, Table 4.8-2, 4.8.7.E.)

Consider more objective yet flexible design standards that are based on fewer but more explicit design objectives. Basic, measurable standards should be assigned to each objective but have a wide variety of design techniques that can meet the standard and more readily consider design alternatives that meet these objectives in equal or better ways. This can be more effective in achieving quality design, diversity, visual interest, and durability, and can create more authentic designs.





Parking.

The UDO has complex and nuanced parking standards, with many sections that are looking at solutions and strategies based on context and / or based on evidence of actual parking needs and demands. However, within this flexibility and in the interest of providing options some of the standards appear to set overly-precise benchmarks that may not be correct for any one situation. Overall, the ability to address parking needs most efficiently at the largest scale possible, and the requirement to design and locate it in the least impactful way may get compromised.

- Generally, organization of the required parking by the number required is very difficult to interpret and makes it hard for any one user to determine their parking need. (4.6.3.C., Table 4.6-1)
- The parking rates for "neighborhood" residential dwellings are typical (2 per unit) it is likely that many residential uses use more than the required rates, while some may be less. Occasional and excess parking on residential streets should be expected and used as traffic calming to make neighborhoods streets more walkable. (4.6.3.C., Table 4.6-1)
- The multi-family rate is lower than typical comparable communities (1 per unit); however, the transit reduction (15% to 30%) may be less than benchmarks measured by RTD for reduced parking needs transit-adjacent housing. [Note: it is not clear if the parking alternatives for transit proximity further reduce the MU-TOD reduction of 0.85 per unit build into the table.] (4.6.3.C., Table 4.6-1 and 4.6.4.A.)
- The administrative reductions for parking alternatives provide good flexibility; however, areas not served by transit and not promoting clearly walkable development patterns can expect increased demands for parking, making on-street parking or other block-scale shared or consolidated parking important (even if purely for design efficiency). Therefore, the credit for on-street parking should be considered in all subareas, and particularly in subareas B and C that do not have wide-spread use of alleys. [Note: alleys make all lot- and block-scale parking more efficient by simultaneously opening up more internal block options and maintaining all curb-side areas for parking.] (4.6.4. and 4.6.4.H.)
- The default for no off-site parking eliminates options that can reduce both the visibility and footprint of parking. Shared parking lots, particularly for residential uses that can be concentrated internal to blocks are more efficient and can be less visible if designed and located strategically. More flexibility for block-scale parking solutions should be provided for all neighborhoods and residential uses. (4.6.3.2.a. - c. and 4.6.5.A.1.b.)
- Bicycle parking is required, but this is a very context-sensitive issue. In general, the requirements (10% in subarea A and 5% in subareas B and C) are likely not sufficient for more complete and multi-modal transportation systems or for common bicycle destinations; yet without sufficient bike infrastructure or for uses that do not typically generate bicycle traffic this number will seem high and much of the bicycle parking will be unutilized. For residential uses (parking triggers at multi-family) this is not a critical issue as most residential units and buildings can accommodate bicycle parking and storage regardless of it is a formal "parking requirement." (4.6.3.F.)
- The requirements for parking to be in garages limits some common or remote parking options that are typical in small format or mixed-density housing. (varying formulas and percentages for garages, and attached garages based on housing types). (4.6.5.A.4. and 4.6.5.C.6. and 7.)
- The distance requirements for attached or multi-family housing (330' subarea A, and 200' in subarea B and C) would imply that some off-site parking strategies are acceptable, but other sections conflict with this concept. (4.6.5.A.2.b. and 4.6.5.A.4.d.)

Consider more flexibility in the location of required parking, and particularly the ability to concentrate parking in common lots at the interior of blocks or other similarly discrete locations. The requirement for interior or garage parking spaces could be tailored more closely to specific contexts and/or housing types. Flexibility in the quantity of parking should be based on the context and evidence that certain contexts or housing products result in less driving or lower car ownership.





Attainability.

Zoning can affect housing attainability on two primary ways. First, can affect the type and mix of housing that is provided throughout the market. This may initially affect the price points available, but primarily has a longer-term affect of providing diverse price points and filtering as the overall market has a range of options. Otherwise, attainability or affordability can generally only be addressed in more immediate terms with regulatory and / or financial incentives that require contractual arrangements to meet specific policies or targets of the city. Each of these strategies can be addressed with zoning updates, but require coordination with broader and longer-term policies.

- Small lot options should be considered in areas A and B and integrated into more contexts, and particularly based on traditional block and lot patterns of original Aurora. (4.2.2.A.; Table 4.2-1)
- Affordable housing is only mentioned as it applies to material options and parking reductions in attached and multi-family buildings. Consider similar design alternatives and parking flexibility for other building types (i·e· detached houses or multi-unit houses, or sub-classes of these types), where they present contractually obligated affordable units and are developed in a pattern that presents a path to build equity and ownership. (4.8.2.B., Table 4.8-1, 4.8.5., and 4.8.6.; 4.6.3. for design options, Table 4.6-1 for parking reductions)
- Some of the design and materials standards may increase costs (which may ultimately price points to the end user). However, these costs or savings tend to not be determinative of affordability and attainability relative to other soft or hard costs. Additionally, increasing the capacity of development through more compact options (addressed in other comments) presents far greater impacts relative to the two largest cost drivers - land and infrastructure. [Note: a third significant cost driver of time and processes has been raised by stakeholders and is being considered through the Technical Committee.] (4.8.3., 4.8.3.D., 4.8.6.D., and 4.8.7.)
- The R-MH district provides the most immediate and direct opportunity for affordable housing for new development, by allowing housing in compact formats and in easy and efficient construction and development techniques. However, the standards of this district are based on a more conventional manufactured home park formats. Standards for these types of districts tend to be more inward oriented, limit density, and use buffers or restrictive application to limit potential negative impacts. Alternative concepts that anticipate a wider range of small format and/or manufactured housing projects, and which consider improving design standards in a way that can integrate these projects into more strategic contexts could broaden the applicability of this conventional tool for more contemporary and attainable housing needs. (2.3.6. and 4.2.2.A.1., Table 4.2-1)
- Consider coordinating any housing options (particularly infill strategies) and / or any regulatory incentives or options in the UDO, with other affordable housing policies or initiatives outside of the UDO, including permit fees, review procedures, and / or infrastructure investment strategies.

Consider leveraging changes aimed at diversifying market-rate housing options, and coordinate with broader and more comprehensive housing policies, including consideration or regulatory, procedural, or financial incentives. Additionally, consider locations and formats that accommodate affordable housing products, and remove any unintended regulatory barriers in coordination with contractual obligations to meet specific city objectives.





Summary

The goals of the RFP for this update to the UDO are to expand compact housing options, promote livability and adaptability of neighborhoods, and support the market for different housing price points. Based on the above initial analysis of the UDO, continued discussion and prioritizing should consider the following update strategies:

1. **Coordinate the UDO with the transportation master plan and Aurora Roadway Design and Construction Specifications Manual on two primary topics - creating more continuity of collector and other secondary streets and (2) ensuring comfortable, walkable street types and streetscape designs.**
2. **Consolidate all residential development standards into a comprehensive building type approach. Identify more options for compact and "lower-scale missing middle options; allocate compatible building types within or across districts (or refine by subareas); and simplify the requirements for mixing housing types.**
3. **Implement a frontage design strategy that addresses building placement, orientation, entry features, access and parking based on a combination of context, street type, and building / lot type.**
4. **Refine and consolidate the building design standards into a more objective but flexible approach that elevates fewer design objectives.**
5. **Coordinate open space design at the three scales (community / subdivision; block / project; and building / site) and identify opportunities to leverage open space investments and support more housing options.**
6. **Consider flexible parking strategies in terms of location, design, and / or quantity - particularly in contexts or housing markets that demonstrate evidence of lower parking needs.**
7. **Leverage options for more diverse market rate housing, and coordinate non-regulatory policies, incentives, and contractual agreements for attainable housing.**



UDO Updates

Compact Housing Options

Neighborhood Design Principles

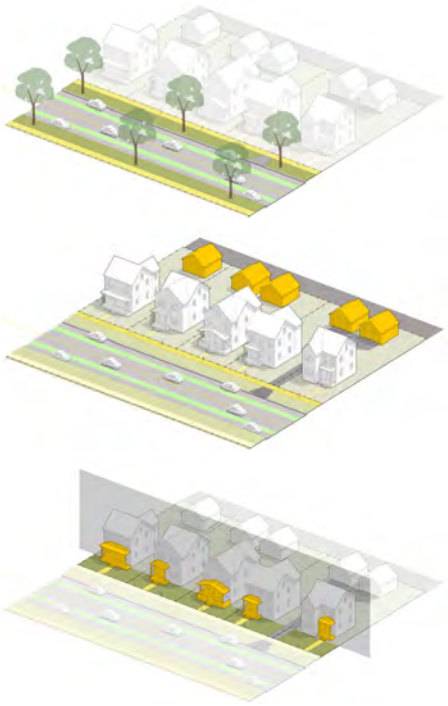
Quality neighborhood design builds enduring value for a city. Diverse housing types, compact housing, and increased density are development strategies that rely on other neighborhood design principles to be more valuable and productive. Rather than being the outcome, these housing strategies are a means to larger and/or longer-term goals that typically include one or more of the following:

- Improved walkability;
- Economic support for adjacent or integrated businesses;
- Greater productivity in terms of land utilization and infrastructure investments (streets, utilities, open and civic space);
- Better access to transit and development that supports transit ridership;
- Housing options that allow people to remain in the same neighborhood throughout various lifestyle stages, increasing stability;
- Diverse housing price points that can lead to a more attainable housing stock over time;
- "Lovable" neighborhoods and quality design that promotes enduring cycles of maintenance and reinvestment.

In addition to simply adding housing types or increasing density, it is important to consider the context in which this is occurring and other pre- or co-requisites and that ensure new housing contributes positively to the livability of neighborhoods.

The City of Aurora has established the following five Neighborhood Design Principles as an important component of housing policy and that support development of more compact, walkable, and productive neighborhoods. These principles ensure that the city continues to serve diverse, emerging, and fluctuating housing needs while building enduring value for the community:

1. Street and pedestrian connectivity;
2. Public realm and streetscape design;
3. Mix of housing;
4. Access to usable open space; and
5. Proximity to mixed-use activity centers.

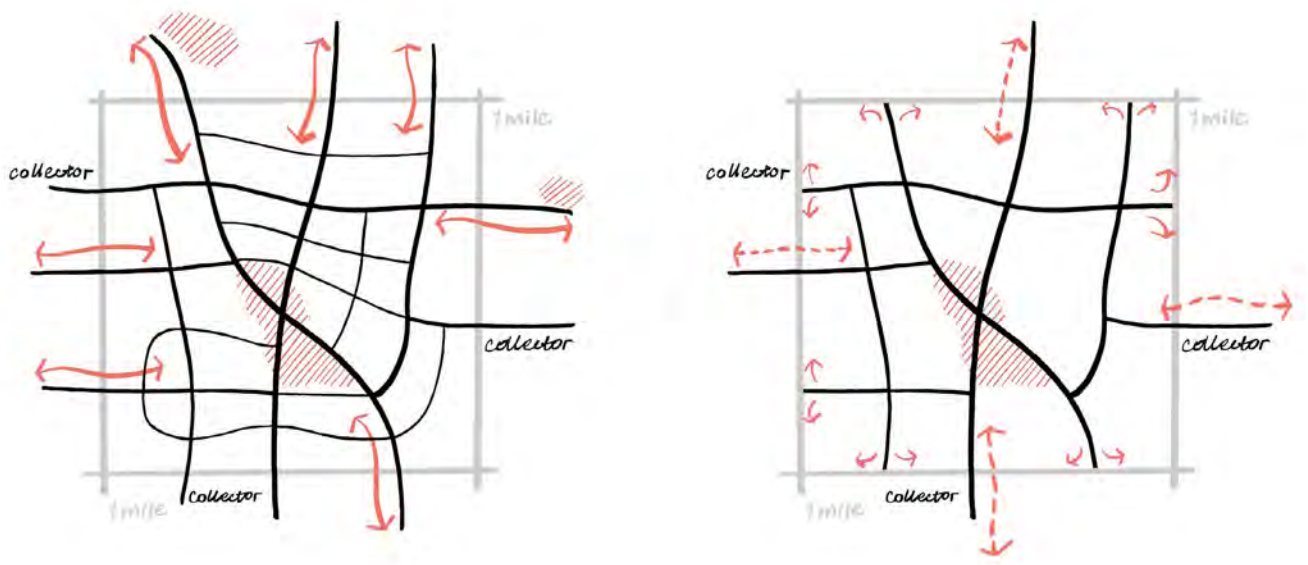


Street and Pedestrian Connectivity

Well-connected communities are efficient and resilient, establishing development patterns that perform well over time. Improved connectivity expands access to multiple places by the shortest distance possible, and as direct impact on the practicality of walking and reducing the distance and amount of automobile trips. Connectivity also dictates land use patterns - well-connected networks and block structures create more opportunities for compatible transitions in land use or development intensity. Connectivity also promotes transportation efficiency - well-connected networks increase the capacity of the transportation system and also disperses traffic through networks allowing for a wider variety of street types and streetscape designs, reducing or even eliminating higher-order streets that become barriers - actual or perceived. Greater capacity, shorter trips, better land use transitions, and more transportation options all result from improved connectivity.

The following are some key elements for street and pedestrian connectivity:

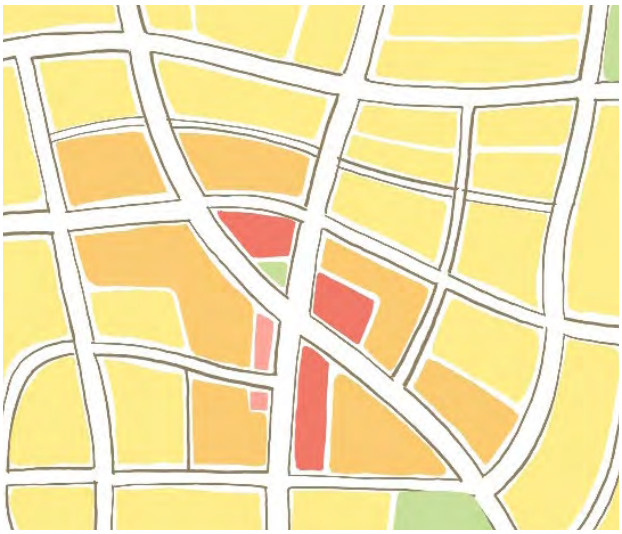
- **Continuity of Higher-order Streets** - The more continuous the higher-order streets - particularly collectors, the less likely any one major street needs to be designed as a high-traffic barrier. Continuous collector networks that provide access to community destinations also accommodate a wider variety of development contexts and neighborhood block patterns.



Continuity of collector streets improves access and creates opportunity for better land use and development pattern transitions.

Street and Pedestrian Connectivity (Continued)

- **Block Size & Pattern** - The physical design of blocks, including size, shape, street layout, and building and lot patterns shape how people interact with their community and public space. Well-connected networks and smaller blocks can accommodate more development options because they increase accessibility and opportunities for compatible transitions.



Block sizes and patterns should be coordinated with land use and development intensity transitions.

- **Sidewalk Networks** - A complete street network requires sidewalk connectivity at an equal or greater level than streets, and different streetscape designs may require different sidewalk widths. The less connected the street network becomes, the less likely it is that sidewalk networks accommodate where people would reasonably walk.



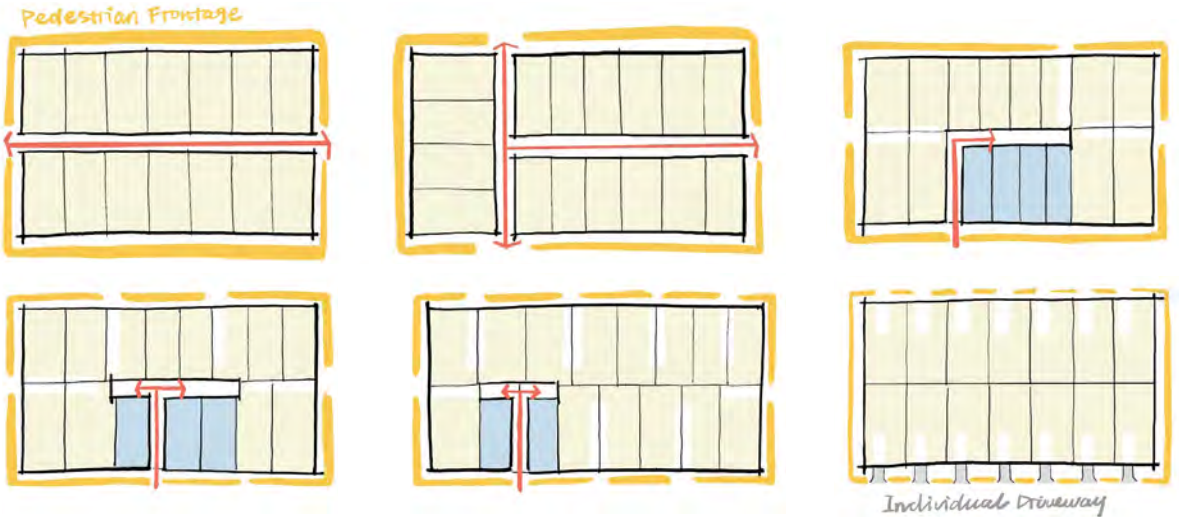
Improved connectivity also strengthen sidewalk networks, and sidewalks within or between blocks supplements the system when block patters deviate.

Public Realm and Streetscape Design

Rights-of-ways and streets make up between 25% to 40% of the total land area of typical city, and a similar proportion applies to each of our neighborhoods. Envisioning our streets as both as public space and as a means to access and mobility for people can improve public realm design and more effectively design over ¼ of the entire community. Therefore, streets need to be conceived and designed as a unified space -coordinating all of the elements of a public street into a larger and greater whole; and be planned as a framework for development - directly relating to the character and value of abutting development.

The following are some key elements for public realm and streetscape design:

- **Block and Lot Access Pattern** - Each individual lot frontage has an impact on the public realm, and cumulatively each lot on a block determines the quality and character of the streetscape. Considering block and lot access options at the largest scale possible helps provide reasonable access to each lot and balances the appropriate design and character of the streetscape.



A variety of block and lot access strategies should be considered based on context and development patterns, and each has distinct impacts on the public realm.

- **Street Trees** - Street trees are an instrumental part of the infrastructure of neighborhood streets that contribute directly to the character, aesthetics, comfort, value, walkability, and environmental performance of the streetscape and neighborhoods. Regular spacing of street trees can transform how people perceive and interact with neighborhood streets.



Less than 40' spacing

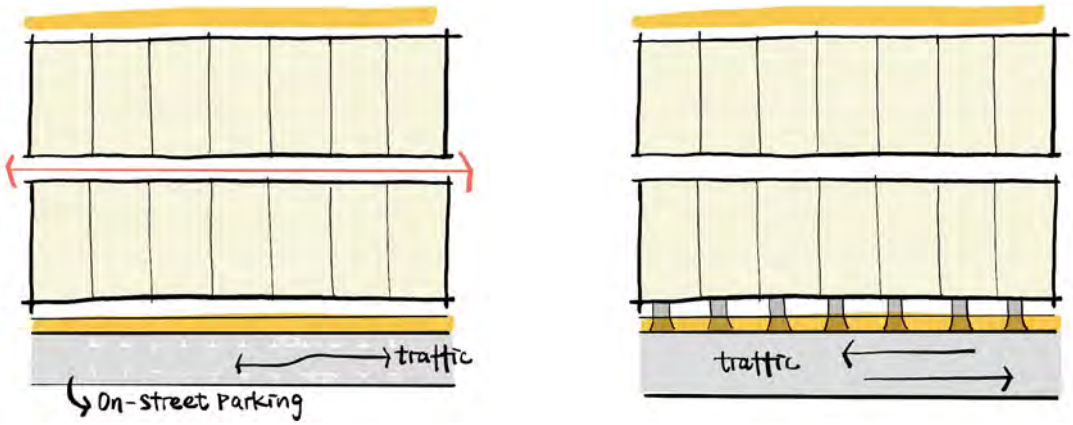
60' - 80' spacing

More than 100' spacing

Spacing of street trees play a critical role in shaping how people perceive and interact with neighborhood streets.

Public Realm and Streetscape Design (Continued)

- **On-street Parking** - On-street parking is one of the most efficient uses of neighborhood spaces making it increasingly important for more compact, walkable, or more dense neighborhoods. On-street parking can contribute to both the comfort and walkability of a street and provide an increased supply of shared parking at the block and neighborhood scale.



On-street parking supports walkable, compact neighborhoods, and access and frontage types impact the extent of on-street parking.

- **Sidewalk Networks** (see above) - All streets should have sidewalks on both sides, though through the width and placement can change depending on the street classification and neighborhood context. A general rule of thumb is that 5 feet is necessary for any neighborhood street, and wider sidewalks should be required where greater walkability is anticipated or desired. In mixed-use areas where economic activity or social spaces are desired from walkability, sidewalks need to be designed from both gathering space and movement.

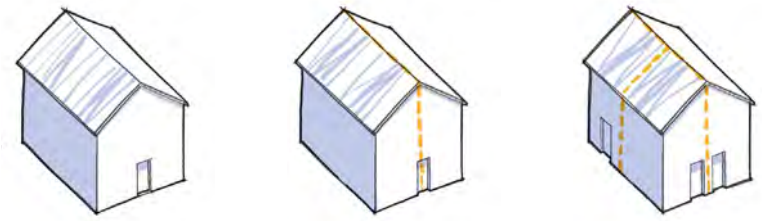
Mix of Housing

Cities need a mix of housing to provide a more resilient housing stock amidst housing markets that fluctuate over time due through changing economics, demographics, and lifestyle preferences. While no neighborhood can provide a sufficient mix t meet these needs, all neighborhoods contribute to this mix - across different parts of the city and over time. At a neighborhood scale and in an immediate time, a compatible mix of housing within neighborhoods can improve walkability, create more active or vibrant communities, and lend butter and sustained support to adjacent or integrated businesses.

The following are some key elements for mix of housing:

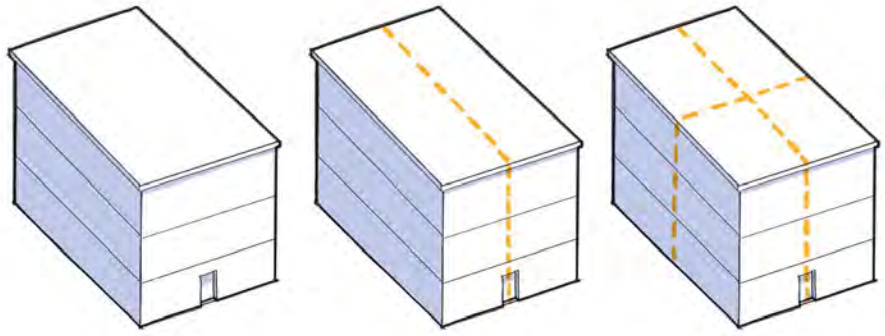
- **Building Types Approach** - A building type approach shifts development standards from abstract equations like density, and emphasizes standards based more on what communities commonly care about like building scale, form, character, and compatibility. Standards based on building types more readily accommodate a mix of housing options, while also being more specific regarding which options are compatible within a zoning district, neighborhood, or block.

a. Houses of similar style are designed to accommodate a variety of housing units.



5 units / acre | 10 units / acre | 15 units / acre

b. Small apartment buildings of similar style can offer a variety of housing units.



15 units / acre | 30 units / acre | 60 units / acre

Building type standards (scale and form) can be a better measure of compatibility than density (units per acre).

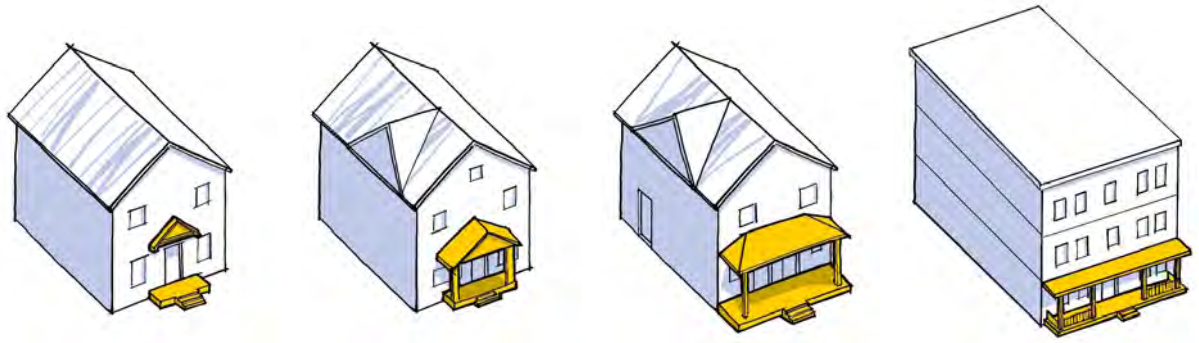
Mix of Housing (Continued)

- **Block and Lot Building Patterns** - A mix of building types is directly related to the block patterns planned and designed at a neighborhood scale. A greater variety of block patterns that meet the Street and Pedestrian Connectivity principle can also accommodate a wider range of compatible building types and lot arrangements.



A greater variety of block patterns creates opportunities for a mix of housing.

- **Building Design** - Buildings are the outer edge of the public realm. How buildings align and relate to the streetscape has a direct affect on the quality of the public realm and how people perceive and use public space. Consistent forms and patterns can help a range of different building types be compatible; and a wide variety of human-scale details can help a group of similar buildings be diverse and interesting.



A wide variety of entry features and roof structures can enhance the visual appeal of similar building and strengthen compatibility across different building types.

Access to Usable Open Space

Usable open space creates economic value, health, social, and environmental benefits for the community. Integrating a wide variety of public, common, or private open spaces into the block structure of a neighborhood increases access to these benefits and can help support a wider variety of development patterns and housing options.

The following are some key elements for access to usable open space:

- **Open Space Systems** - In association with the street network and block structure, the layout and connectivity of different types of open spaces is an important tool for accommodating greater housing options. Collectively these patterns can establish where transitions in use, intensity, and building types are most appropriate.



The connectivity of different types of open spaces is an important tool for accommodating a mix of housing.

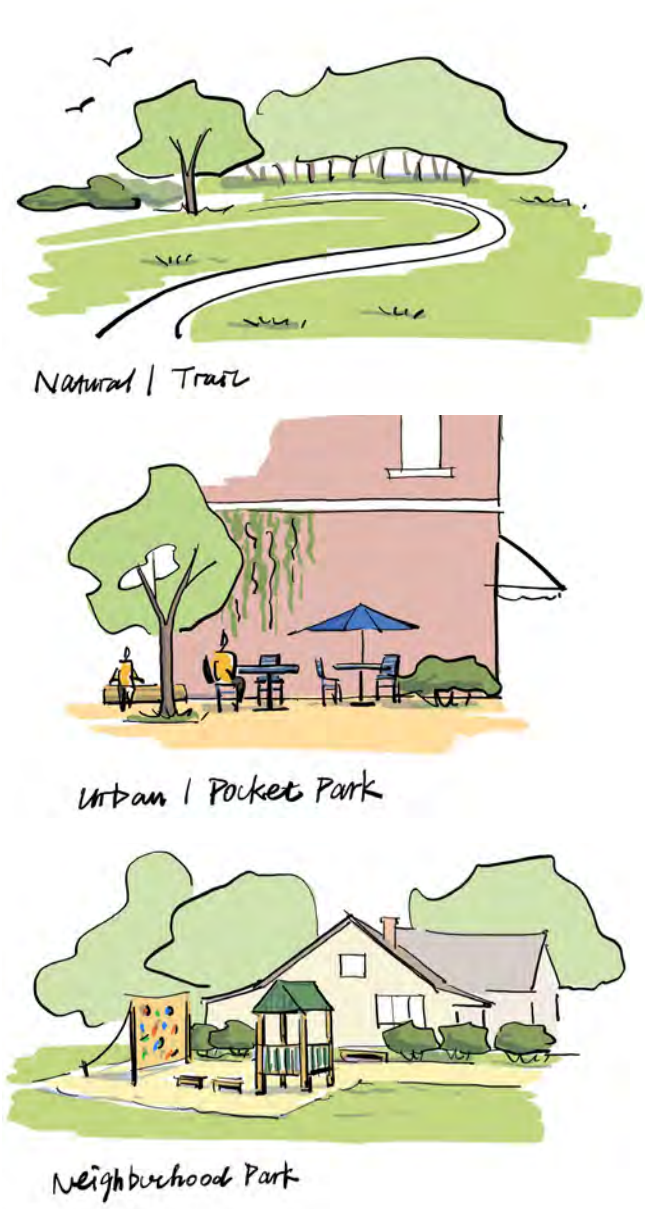
- **Streetscape & Civic Space** - Planning and designing open spaces as an extension of the streetscapes and within the neighborhood block structure helps leverage the value of open space and amplify the impact of a well-designed public realm.



Streetscapes and civic space within a neighborhood's structure enhance and reinforce the impact of a well-designed public realm.

Access to Usable Open Space (Continued)

- **Open Space Typologies** - The design of open space is as important to its impact as the amount of space. A mix of formal gathering spaces, active recreation spaces, and passive natural spaces can shape the character of different neighborhoods and different places within neighborhoods.



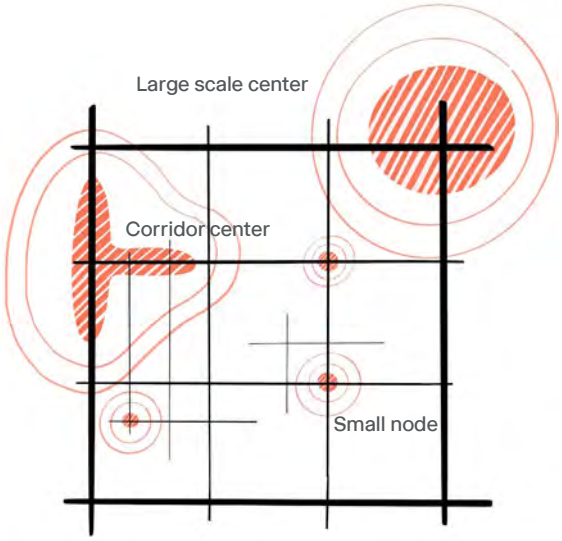
Open space design plays a critical role in defining the character of both neighborhoods and the places within them.

Proximity to Mixed-use Activity Center

Improving the convenience, accessibility, proximity between housing and the every-day needs of residents helps build more efficient, productive, and enduring communities. Mixed-use activity centers serve as both a social destination for surrounding neighborhoods and an economic hub providing goods, services, and jobs for residents. These centers can be embedded in the heart of a neighborhood and a focal point of neighborhood identity, or they may be adjacent to neighborhoods and serve as an edge or gateway to one-or more abutting neighborhoods. The more connected the development pattern, and the more compact and diverse the housing options become, the greater the opportunity for a range of mixed-use activity centers.

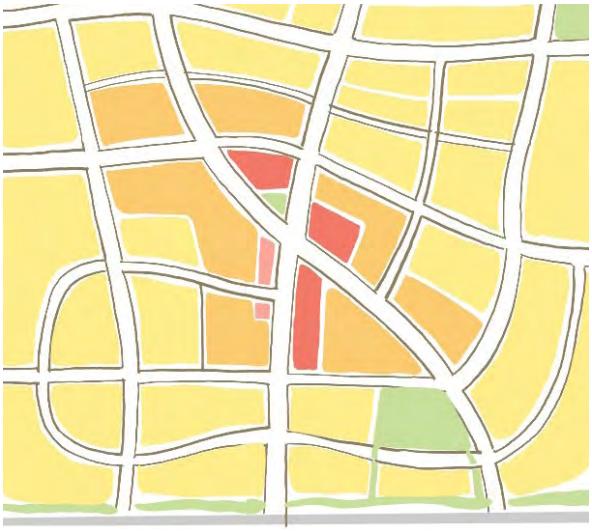
The following are some key elements for proximity to mixed-use activity centers:

- **Activity Center Typologies** - Activity centers that support neighborhoods come in a wide variety of scales and patterns - including small nodes centered on a civic or institutional use to several small blocks anchored by a retail destinations. However, a key attribute of all successful centers is to create as many reasons to be there as possible through the greatest quantity, widest diversity, and smallest scale of different things as possible.



Well-connected street networks support the creation of diverse activity centers.

- **Relationship to Residential** - The market, location, scale, and pattern of activity centers is a direct result of transportation systems. This determines whether future non-residential uses are merely capturing traffic on the by-passing street or whether they are serving rooftops within a short walk, easy bike ride, or a "park once" stop. The more connected the street network and the more continuous the system of higher-order streets, the more likely that mixed-use activity centers can be integrated into neighborhoods or be adjacent to multiple neighborhoods in compatible, walkable pattern.



Connected street networks help create well-integrated mixed-use activity centers within neighborhoods.



UDO Updates

Compact Housing Options

Roundtable 2

Introduction

RFP Goals

The following are the key goals from the RFP. They are used as a continual check on the direction and progress on the project. While this is the preliminary direction and overall objectives, input and direction throughout the engagement process will shape these further, help prioritize different things, and uncover more specific issues or strategies.

- Expand opportunities for compact single-family housing
- Promote livability and adaptability of neighborhoods
- Support the markets ability to provide different housing types
- Promote different price points and attainability
- Develop resources that help communicate the complexity of developing more compactly and higher density
- Specific scope items
  - Make small lot options more broadly available throughout the city (particularly subareas A & B and other zoning districts)
  - Broaden or improve current small lot options
  - Refine context distinctions of different options and design standards
  - Reconsider the mix and thresholds for how small lot applies to certain projects (percentage limits and overall density limits)
  - Revisit, strengthen, but be more flexible with the "guiding principles" currently used to assure that more compact housing and greater densities achieve livability principles:
    - Street & pedestrian connectivity
    - Proximity to parks and usable open space
    - Proximity to activity centers
    - Emphasis on public realm and streetscape
    - Housing product diversity
  - Improve flexibility - administrative and planned/ discretionary
  - Revisit approach to design standards to confirm a balanced approach:
    - Parking
    - Open space / landscape
    - Building Design (dimensional and materials
    - Neighborhood design (streetscape, building / frontage diversity, utilities)

Roundtable 1 & Listening Session Issues Summary

Roundtable 1 on July 10th, and the "listening sessions" from other stakeholders, has begun to focus updates on three overarching themes:

- ***Infill*** - improving options and processes;
- ***Greenfield*** - maintaining flexibility;
- ***Neighborhood Design*** - improving context-supportive standards, increasing flexibility, while strengthening "neighborhood design principles."

The following seven topics are a summary of the most consistent issues heard in Roundtable 1 and the listening sessions, and are the issues that are most directly related to the scope outlined in the UDO update RFP. [A summary of all notes is included at the end of this document, Page 5.] While these are not necessarily the only things that can be done or discussed, this list starts to establish some priorities and direction for strategic updates to the UDO.

1. Apply compact housing options in subareas A & B.
2. Simplify and improve the requirements for mixing housing types.
3. Consider more options for small lot and compact housing patterns and/or improve on existing ones.
4. Add flexibility for parking and more options to address parking requirements.
5. Improve options and/or incentives for infill housing, and particularly affordable infill projects.
6. Add flexibility and improve the building design standards.
7. Simplify, organize and strengthen the neighborhood design / subdivision standards.

Dependent on the discussion and refinement of these issues, it is also likely that several policy issues that require direction from the City Council will emerge. Additionally, many of the details and specific strategies to address these topics may impact things outside of planning and zoning, and will require technical input from other staff.

Roundtable 2: General Discussion Topics

Roundtable 2 is scheduled for September 25th. Roundtable 2 will be organized around the seven topics further outlined below. However, further discussion on these topics and the overarching themes with the Roundtable participants can help refine the direction and identify and prioritize specific strategies or approaches to update the UDO. For Roundtable 2, begin to think about:

- How (if at all) is each discussion topic different in areas A, B, or C?
- How do potential strategies or options impact the five "neighborhood design principles":
  - o Street and pedestrian connectivity;
  - o Public realm and streetscape design;
  - o Mix of housing (product diversity);
  - o Parks & open space proximity; and
  - o Mixed use / activity center relationship?

Discussion Topics	
1. We think we can apply small lot options in areas A and B... o Infill o Neighborhood Design	... **IF** we identify a range of building types that maintain a compatible scale with existing housing, and we implement patterns and design strategies that improve neighborhood character.
2. We think we can simplify the product mix requirements and enable a greater percentage of small lots... o Greenfield o Neighborhood Design	... **IF** housing diversity is improved (either within the remaining percentage or among areas outside of the project - existing / proposed); **AND / OR** ... **IF** the neighborhood plan, block pattern, and streetscape design objectives are met.
3. We think there may be more options / patterns for small lot applications... o Greenfield o Infill o Neighborhood Design	... **IF** the neighborhood plan, block pattern, and streetscape design objectives are met. **AND** ... **IF** we strengthen and promote the Neighborhood Design Principles document (see above introductory points and RFP goals).

See the Neighborhood Design Principles document and the livability principles in the RFP here:



Discussion Topics	
4. We think we can add more flexibility for parking options (location, design, quantity)... o Greenfield o Infill o Neighborhood Design	... **IF** streetscape design and neighborhood connectivity are improved **AND** ... **IF** there are reasonable context considerations to expect less parking demand.
5. We think we can improve options and incentives for affordable infill housing... o Infill	... **IF** there is a guarantee for specific attainability benchmarks; **AND** ... **IF** affordable types meet similar development and design typologies for subarea A & B, generally. (see #1)
6. We think we can simplify and add flexibility to the building design standards ... o Neighborhood Design	... **IF** architectural character is emphasized and strengthened; **AND** ... **IF** quality / durable construction is assured.
7. We think we can better organize, simplify, and improve the neighborhood design standards / subdivision standards... o Neighborhood Design	... **IF** we strengthen and promote the 5 neighborhood design principles. (see *Neighborhood Design Principles* document.)

See Neighborhood Design Principles document:



Appendix: Roundtable 1 & Listening Session Summary

This is the summary of input from the key stakeholders in the engagement - Roundtable participants and Listening session participants. These issues will continue to be refined and prioritized in light of the RFP goals and discussions on specific topics and priorities. All of these issues may not be prioritized under this initial update of the RFP and some may not be priority issues for the City at this time.

- More flexibility for mix and adjusting mix through process - avoid "planning by spreadsheet" but also new Neighborhood Plan strategies working better.
- Mixing types has presented some abrupt transitions - adjacent blocks, adjacent lots, opposite sides of streetscape.
- Struggle with integrating mixed use - different contexts need different strategies - vertical mixed use; horizontal mixed use - integrated vs. adjacent.
- Connectivity standards and some difficulty with the "2-turn" rule - issues of context and issues of "community-scale" connectivity vs. "block-scale" connectivity.
- Construction defects laws hampering many otherwise viable building types.
- Need to improve green court options - particularly for infill areas where block structure is set.
  - Standards for buildings / lots vs. project
  - Flexibility in green configuration vs. easements
  - Flexibility in depth / frontages / parking locations
  - ROW connection issue - clarification of frontage strategies for different situations.
- Affect of the PROS requirements on housing mix and changes to mix through the process - PROS is being considered in a separate process (1 year project)
- Building design standards too prescriptive / complicated - need to balance better expectations, flexibility, consistency.
- Want more flexibility for front loaded options - architectural standards vs. limited exceptions vs. getting an acceptable streetscape / public realm.
- Materials standards create some difficulties - either cost or appropriateness to different architectural styles.
- Areas A & B not set up well for infill - too many variances necessary for building types that are otherwise appropriate - particularly in subarea B; routine changes (i·e· lot line adjustments) should be easier; distinguishing review process for 100 acre development vs. 2 infill lots.
- Infrastructure issues associated with infill - permits, fees, interim design vs. full rebuild design.
- "Multi-family" (building types and development patterns) strategies need to be more distinct in different contexts - urban (Old Aurora, TODs, etc.) vs. suburban (apartment complexes / adjacencies)
- Build for rent (detached) market is strong, but issues with utilities, potential platting, HOA / management of unaccounted spaces, and affect on longer range ownership patterns.
- Consider impact of modular homes and impact on design standards vs. attainability.
- Time to market is a big cost driver - consider processes and flexibility through process.
- General conformity with state legislative amendments - parking/transit; ADUs; etc. and being clear with what each means and how they apply.
- Impact of xeric standards on attainability - up front costs vs. long-term water / cost / maintenance savings.
- Alley requirements creating some challenges with compact housing - both lack of alternatives too alleys and the standards affecting alleys (utility, access, setbacks) when alleys are desired and appropriate.
- More flexibility for accessory units - including with attached products.
- Parking flexibility needed - quantity, location (lot vs. block/common), design (garage)

- Balancing block and lot structure with overall connectivity and appropriate perimeter strategies.
- Access strategies and building / lot frontage design - options by context, by street type, by lot/building?
- Need for similar regulatory incentives, procedural incentives, or development bonus/options for contracted affordable "for sale" detached or single-family attached as there are for multi-family.
- Need for more coordinated / comprehensive transportation planning and growth/development in subarea C.

UDO Amendments

Compact Housing Options

City Council Work Session
Update - October 20, 2025



Multistudio

Agenda

Council Work Session , October 20, 2025

1. Project Status
   - *Code Audit*
   - *Listening Session Summary*
2. Council Update & Discussion
   - *Current UDO Status*
   - *Preliminary Policy Issues*
3. Next Steps





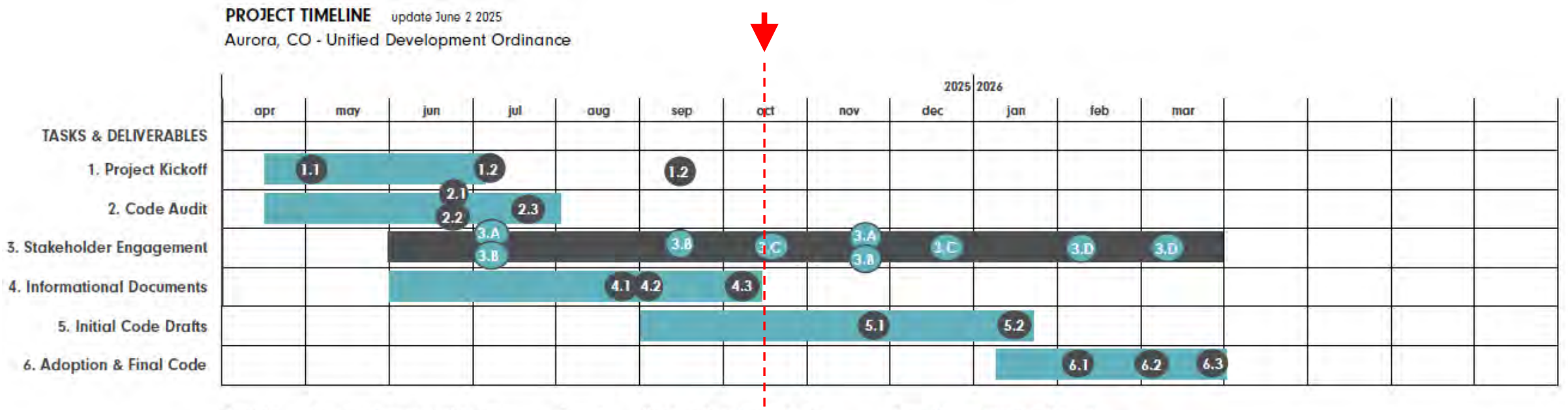
Small Lots - Evaluation Goals



- **Expand opportunities** for compact single-family housing
- Promote **livability and adaptability** of neighborhoods
- Support the **market's ability** to provide different housing types and price points
- **Make small lot options more broadly available throughout the city**
  - Refine context distinctions of different options and design standards
  - Reconsider the mix and thresholds for how small lot applies to certain projects
- **Improve flexibility** - administrative and planned/discretionary and with "guiding principles"

Scope

Tasks, Deliverables & Timeline



Task 1.1	Project Management Team	Task 2.1	Policy & Regulatory Review	Task 3A.	Listening Sessions
Task 1.2	Project Tours	Task 2.2	Neighborhood Typology Review	Task 3.B	Development Roundtables
		Task 2.3	Code Audit Report	Task 3.C	Educational Sessions (x2)
				Task 3.D	Public Hearings
Task 4.1	Best Practices / Case Studies	Task 5.1	Initial / Working Drafts	Task 6.1	Planning & Zoning Commission Hearing
Task 4.2	Topic Papers	Task 5.2	Adoption Draft	Task 6.2	City Council Hearing

Summary

Code Audit

- Coordinate UDO with streetscape design
- Consolidate development standards into coordinated “building type” approach
- Emphasize frontage designs; refine by context and/or building type
- Simplify, strengthen, and add flexibility to building design
- Coordinate open space design with PROS update
- Consider flexible parking strategies
- Coordinate housing options with outside housing policy on affordability



Code Audit

Summary

The goals of the RFP for this update to the UDO are to expand compact housing options, promote livability and adaptability of neighborhoods, and support the market for different housing price points. Based on the above initial analysis of the UDO, continued discussion and prioritizing should consider the following update strategies:

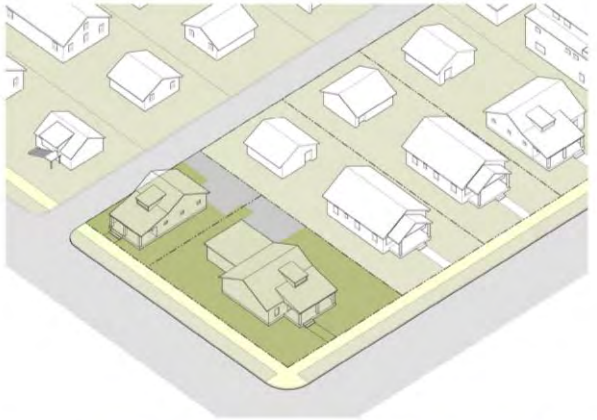
1. Coordinate the UDO with the transportation master plan and Aurora Roadway Design and Construction Specifications Manual on two primary topics - creating more continuity of collector and other secondary streets and (2) ensuring comfortable, walkable street types and streetscape designs.
2. Consolidate all residential development standards into a comprehensive building type approach. Identify more options for compact and “lower-scale missing middle options; allocate compatible building types within or across districts (or refine by subareas); and simplify the requirements for mixing housing types.
3. Implement a frontage design strategy that addresses building placement, orientation, entry features, access and parking based on a combination of context, street type, and building / lot type.
4. Refine and consolidate the building design standards into a more objective but flexible approach that elevates fewer design objectives.
5. Coordinate open space design at the three scales (community / subdivision; block / project; and building / site) and identify opportunities to leverage open space investments and support more housing options.
6. Consider flexible parking strategies in terms of location, design, and / or quantity - particularly in contexts or housing markets that demonstrate evidence of lower parking needs.
7. Leverage options for more diverse market rate housing, and coordinate non-regulatory policies, incentives, and contractual agreements for attainable housing.

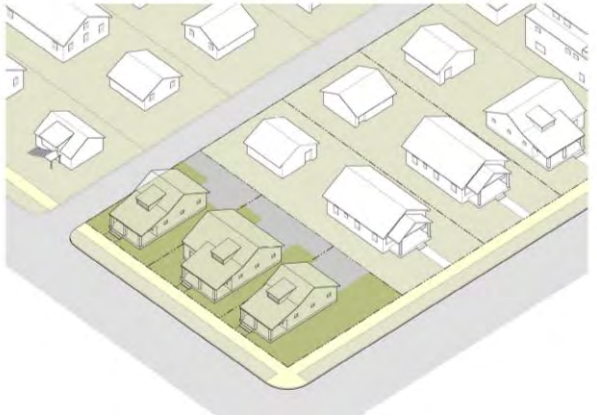
Summary

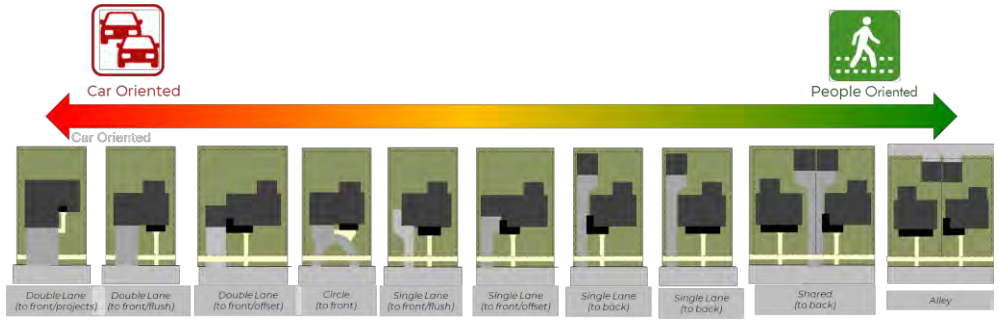
Focus Areas

1. Small Lot options in subareas A & B
2. Simplify product mix / greater percentage of small lots
3. More options / patterns for small lot applications
4. Flexibility for parking options (location, design, quantity)
5. Improve options for affordable and/or infill
6. Simplify and add flexibility to building design standards
7. Better organize, simplify, and improve neighborhood design / subdivision standards









Where Are We At?

Current UDO Compact / Small Lot Options (R-1 & R-2)

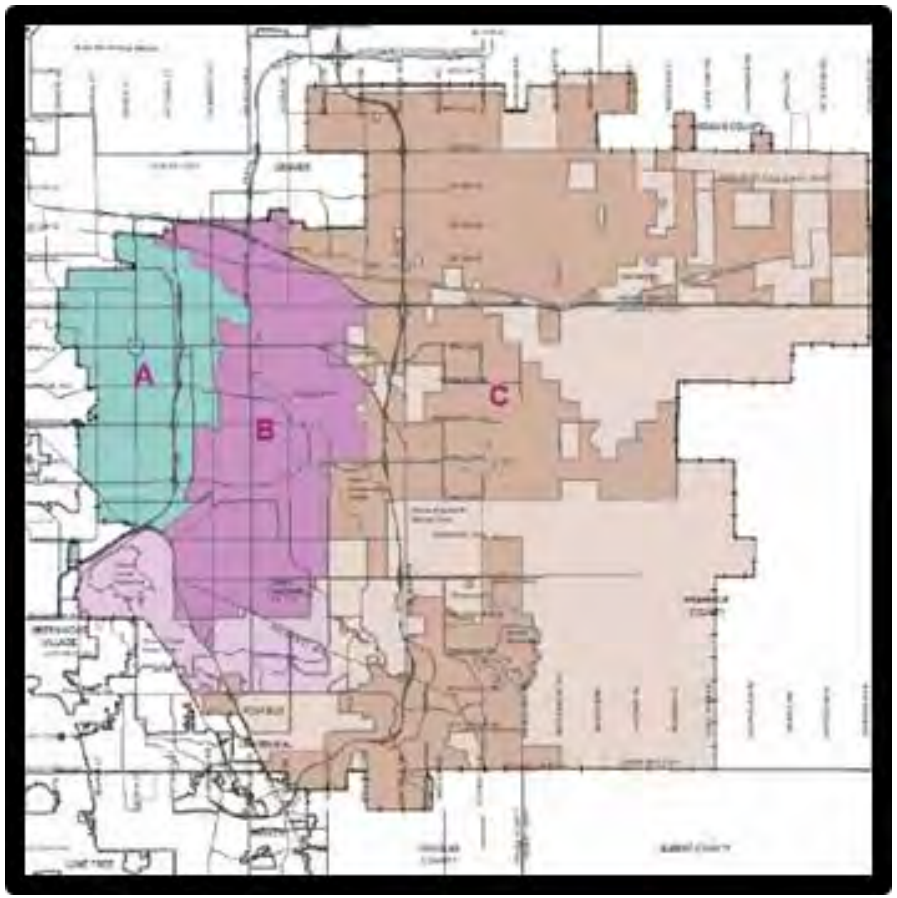
Building / Lot Type	Lot Standards		Subareas		
	Width	*Area (s.f.)*	*A*	*B*	*C**
SF Standard Lot	50' (A) 60' (B)	6K 5K (R-3 / R-4)	■	■	■
SF Standard - C	50'	4.5K			■
SF Small Lot	< 50'	< 4.5K			□
SF Small Lot - alternate load	30'	1.5K			□
Duplex	30' 40' (C)	3K 3.2K (C)	■	■	■
Duplex - alternate load	25'	1.25K			■
Town House ("SFA")	20'	1.6K	■	■	■
Town House - Small Lot ("SFA")	20' end unit 18' interior	1.38K end unit 1.25K interior			■
Green Court	apply above applicable standards		■	■	■
Motor Court	50'	2.5K	■	■	■

■ = *Permitted generally*

□ = *Limited between 25% and 50% of project, dependent on context and circumstances*

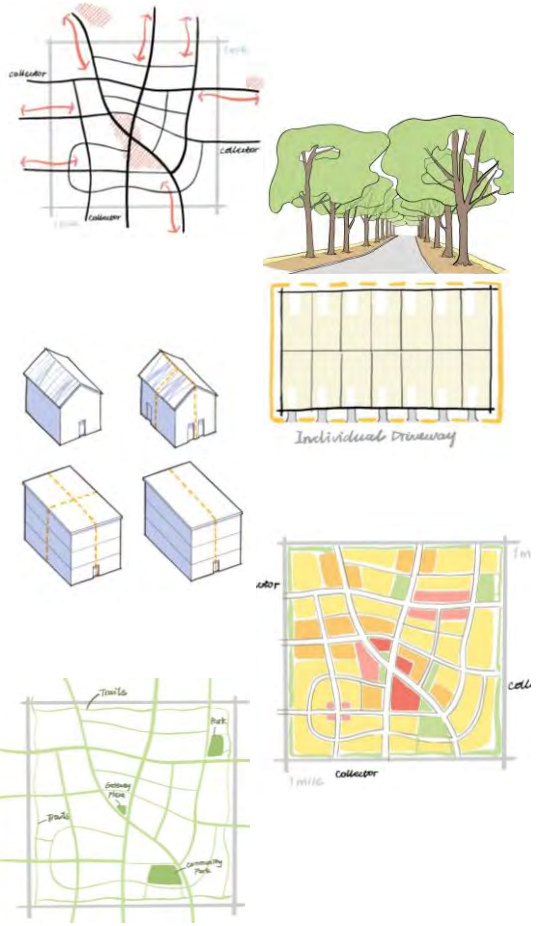
* *Subarea C limits density in R-1 (3 du/ac) and R-2 (5 du/ac), which conflict with many of the small lot and attached building formats.*

Subareas A, B, and C



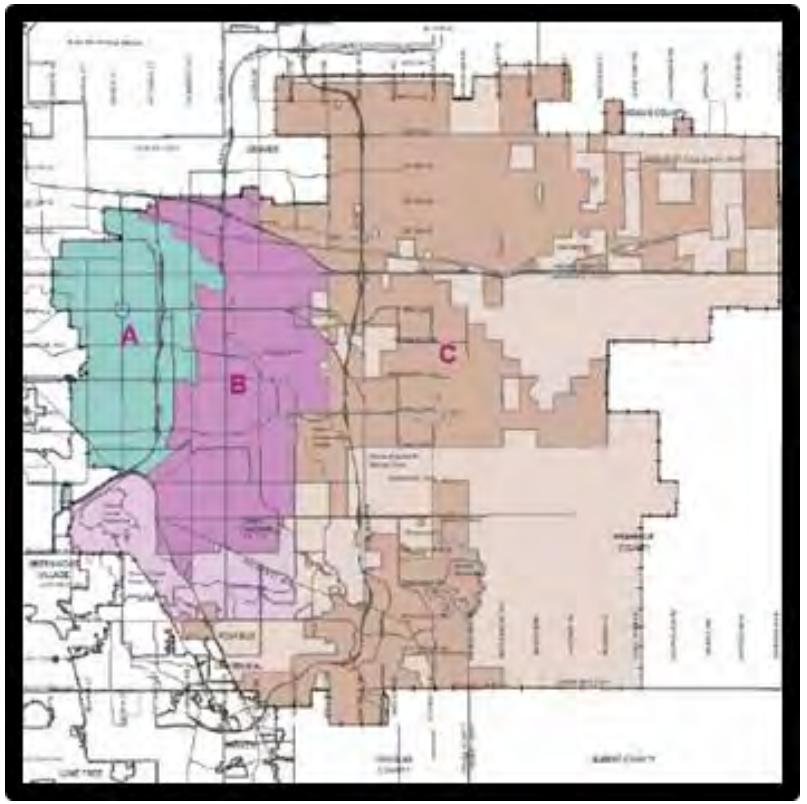
Context

Neighborhood Design Principles & Subarea Distinctions



- *Street & Pedestrian Connectivity*
- *Public Realm & Streetscape Design*
- *Mix of Housing*
- *Access to Useable Open Space*
- *Proximity to Mixed-use Activity Centers*

Subareas A, B, and C



Greenfield: Increase Small Lots in C

Preliminary Policy Issue

- Simplify:
  - Reconsider small lot formulas and mix requirements
  - Flexibility for green court design

- Strengthen the 5 Neighborhood Design Principles
  - Street & Pedestrian Connectivity
  - Public Realm & streetscape design
  - Mix of Housing
  - Access to Useable Open Space
  - Proximity to Mixed Use Activity Centers

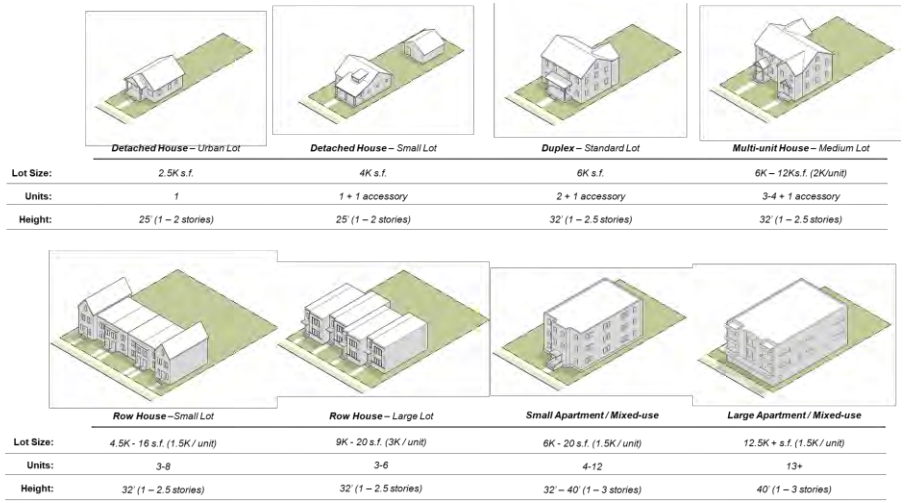




Infill: Small / Compact Options in A & B

Preliminary Policy Issue

- Existing Infrastructure
  - Maximize ROI in existing developed areas
- Reinvestment
  - Similar options as are available in subarea C
  - Strengthen and support non-residential areas and uses
  - Underutilized lots and sites
- Context-appropriate building types and design strategies
  - Walkable neighborhoods
  - Transit-served areas



	Detached House – Urban Lot	Detached House – Small Lot	Duplex – Standard Lot	Multi-unit House – Medium Lot
Lot Size:	2.5K s.f.	4K s.f.	6K s.f.	6K – 12Ks.f. (2K/unit)
Units:	1	1 + 1 accessory	2 + 1 accessory	3-4 + 1 accessory
Height:	25' (1 – 2 stories)	25' (1 – 2 stories)	32' (1 – 2.5 stories)	32' (1 – 2.5 stories)

	Row House – Small Lot	Row House – Large Lot	Small Apartment / Mixed-use	Large Apartment / Mixed-use
Lot Size:	4.5K - 16 s.f. (1.5K / unit)	9K - 20 s.f. (3K / unit)	6K - 20 s.f. (1.5K / unit)	12.5K + s.f. (1.5K / unit)
Units:	3-8	3-6	4-12	13+
Height:	32' (1 – 2.5 stories)	32' (1 – 2.5 stories)	32' – 40' (1 – 3 stories)	40' (1 – 3 stories)



Infill: Small / Compact Options in A & B

Preliminary Policy Issue







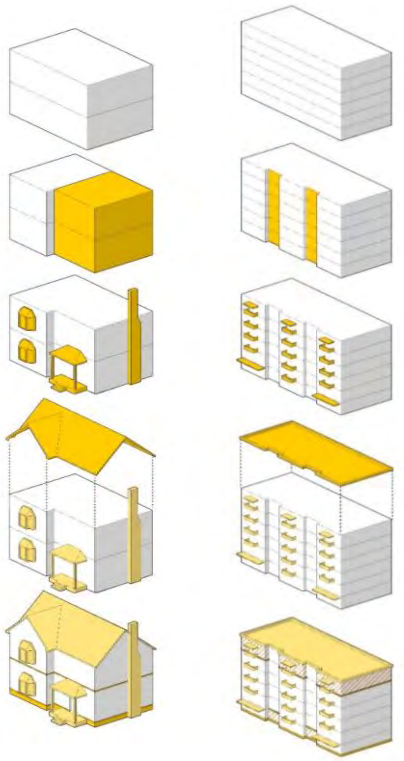


Design: Building Design

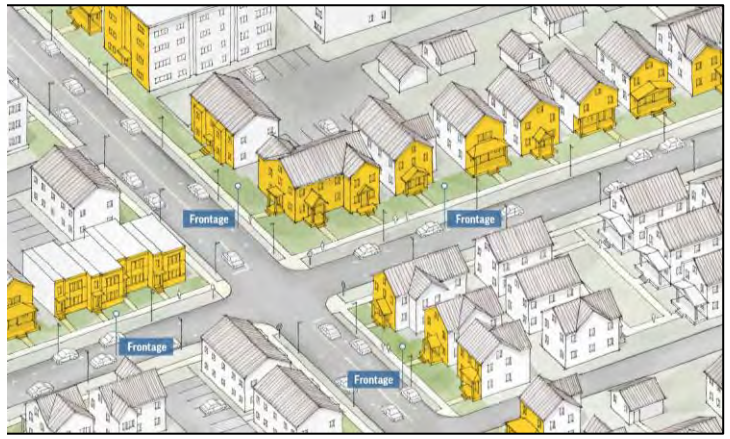
Preliminary Policy Issue

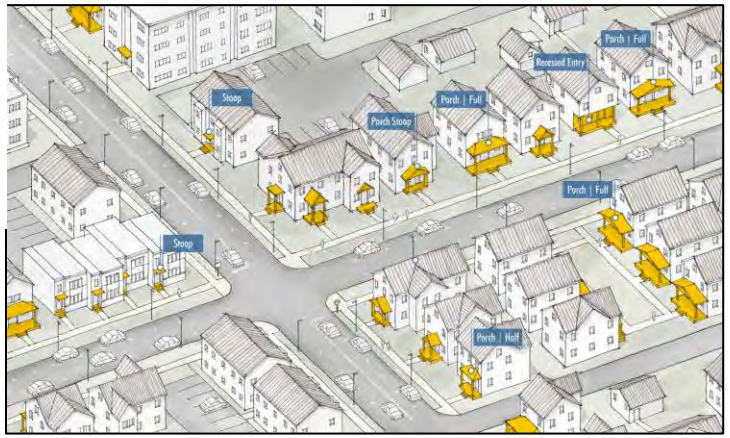
- Simplify all building design standards:
  - Strengthen the design intent
  - Better organize requirements
  - More objective measures with options

- Review masonry requirement:
  - Reduce variance requests
  - Alternatives to meet quality and durability goals
  - Distinctions by context, building types, or specific projects









Design: Parking Flexibility

Preliminary Policy Issue

- Quantity:
  - Requirements “about right”
  - Options for proven low-demand reductions (transit, affordable, age-restricted)

- Location / Design:
  - Remote / shared off-site
  - Block-scale / consolidated
  - Surface vs. garage
  - Maximize on-street parking



Internal block parking combines surface and garage spaces

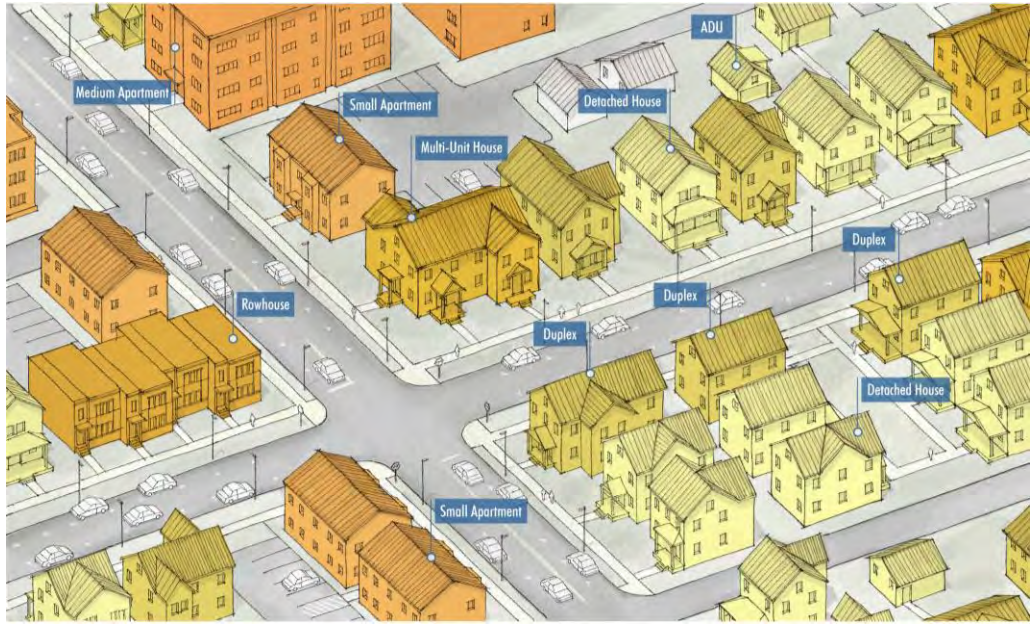


Discussion & Direction

Does the City Council endorse staff proceeding to draft amendments on these themes for future consideration?

- Greenfield: Small lot options in area C
- Infill: Small lot options in areas A &B
- Design: Simplify / improve building design standards
- Design: Flexibility for parking location and design





Small Lots – Schedule

Date	Meeting
September 10, 2025	PED Meeting - Update/overview of approach
September 25, 2025	Stakeholder roundtable
October 8, 2025	PED Meeting – Overview of stakeholder feedback, code audit, and council direction.
October 20, 2025	City Council Study Session
November 12, 2025	PED Meeting
November – December	UDO draft language / council review
January – March	Council Approval

PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING MINUTES

Date: **October 8, 2025**
Time: **8:30 a.m.**

Members Present	Chair: Council Member Francoise Bergan, Vice Chair: Council Member Curtis Gardner, Council Member Danielle Jurinsky
Others Present	Aja Tibbs, Alison Lueck, Ani Karabashian, Ariana Muca, Ashvina Patel, Becky Hogan, Blake Fulenwider, Brandon Cammarata, Brenda Kenney, Brian Rulla, Brit Vigil, Bruce Dalton, Caitlynn Fortner, Cathy DeWolf, Chad Argentar, Chance Horiuchi, Chris Brewster, Claudia Yanez, Connor Bailey, Crystal Baca, Daniel Krzyzanowski, David Schoonmaker, David Scott, Deborah Bickmire, Diana Rael, Jake Calegari, Jeannine Rustad, Jeffrey Moore, Jennifer Orozco, Jeremiah Fettig, Jessica Prosser, Jose Rodriguez, Julie Patterson, Justin Andrews, Kelly Bish, Laura Perry, Leah Ramsey, Leticia Callanen, Liz Rogers, Mac Callison, Maria Alvarez, Marisa Noble, Mark Witkiewicz, Maurice Healy, Megan Waldschmidt, Melissa Rogers, Mike Landes, Mindy Parnes, Naomi Colwell, Nicole Ankeney, Paige Langley, Brad Pierce, Rachel Allen, Rachid Rabbaa, Randi Morritt, Robert Oliva, Robin Fleischmann, Sarah Pulliam, Stacy Wasinger, Stephanie Hancock, Stephen Gubrud, Stephen Rodriguez, Steve Sundberg, Steve Timms, Susan Sherman, Thomas Blevins, Tod Kuntzelman, Tom Oldenburg, Wendy Vue

1. CALL TO ORDER

2. APPROVAL OF SEPTEMBER 10, 2025, DRAFT MINUTES–COUNCIL MEMBER BERGAN

2.a. The minutes were approved.

3. GENERAL BUSINESS

3.a. Status Update to the PROS Dedication and Development Criteria Manual

Summary of Issue and Discussion:

Nicole Ankeney, Manager of Planning, Design, and Construction

Nicole Ankeney provided a status update on the Parks, Recreation and Open Space (PROS) Dedication and Development Criteria Manual. N. Ankeney explained that the manual, last updated in 2021, guides the planning and construction of parks and open space for both city and non-city entities and has direct ties to the Unified Development Ordinance (UDO). She outlined the key reasons for the current update, which included:

- Addressing conflicts and inconsistencies with the UDO, roadway manual, and storm drainage manual.
- Integrating the city's August 2022 water conservation ordinance.
- Addressing development community concerns regarding flexibility, land dedication calculations, cash-in-lieu methodology, and capital impact fees.
- Aligning with the recently passed PROS master plan, "Our Parks, Our Places".
- Updating technical standards for assets like pickleball courts and dog parks.

N. Ankeney reported that the city contracted with the local firm Logan Simpson to lead the project. The project timeline includes a discovery and assessment phase in 2025, manual drafting and an impact fee study in 2026, and a final review and digital optimization in the fourth quarter of 2026. The stakeholder engagement process began in August with listening sessions that included council members, developers, and city staff, with 30 of 112 invited stakeholders participating. The primary themes that emerged from these sessions were a desire for "predictable flexibility," a less prescriptive manual, a focus on the quality of park space over quantity, and better alignment between the PROS manual and other city documents. She also noted that stakeholders expressed appreciation for PROS staff, describing them as responsive, accessible, and high-quality.

Council Member Jurinsky questioned the extended timeline, noting that issues like conflicting departmental comments and development disincentives have been discussed for nearly four years since the "red tape roundup committee" was formed after her election in 2021. She asked if there was any way to expedite the process. N. Ankeney responded that the manual required a thorough overhaul to avoid unintended consequences, which takes time. She explained that a key challenge is the manual's reliance on population projections, which can cause fees to become insurmountable for higher-density projects. Citing a philosophy of being "right rather than fast," she stressed the need for careful analysis due to the wide-ranging repercussions of the changes.

CM Jurinsky acknowledged the principle but highlighted the significant costs that delays impose on developers. She recalled a recommendation from the Red Tape Roundup Committee to shift the cost of review to the city after three rounds of comments, an idea she had not seen implemented. She expressed hope that the city

would not follow Denver's model and would incorporate feedback from past council initiatives.

Council Member Bergan asked for clarification on how landscape requirements in the UDO differ from the PROS manual. N. Ankeney confirmed that general landscape requirements are in the UDO and managed by other departments, though interdepartmental collaboration is common. CM Bergan also raised concerns about the "Back to Roots" campaign, noting constituent complaints and the need to offer developers a choice between native grasses and water-wise landscaping, which can be more aesthetically pleasing and conserve more water. Sharing CM Jurinsky's concern about the timeline, she asked if developers must wait for the new manual to get creative ideas approved. N. Ankeney explained that while no new waiver process exists, the city initiated a cash-in-lieu escrow program that allows funds to be held and re-evaluated after the manual is complete, offering some interim flexibility.

CM Bergan also inquired about how the new rules would apply to projects already underway to ensure consistency within a master-planned community. N. Ankeney replied that developers must follow new standard specifications, but their approved master plans would still govern; they could, however, seek an amendment to adopt more favorable new calculations. Laura Perry added that multiple departments are actively discussing how to manage manual changes in relation to vested documents to ensure predictability and avoid imposing new burdens on developers.

Outcome:
Information only.

Follow-up Action:
None required.

3.b. Housing UDO Analysis Update

Summary of Issue and Discussion:
Brandon Cammarata, Manager of Current Planning/Chris Brewster, AICP, J.D., Vice President, Multistudio

Brandon Cammarata provided the monthly update on the Housing Unified Development Ordinance (UDO) Analysis project, which aims to expand housing options and increase flexibility. He introduced Chris Brewster of Multistudio, the lead consultant, in the effort to draft code amendments. B. Cammarata stated the day's discussion would focus on policy questions related to greenfield, infill, and design standards.

C. Brewster reported that the project was on schedule, with preliminary stakeholder engagement concluding and a goal of introducing draft amendments in January. Key findings from the code audit included recommendations to consolidate standards for compact housing into one section, strengthen coordination with other city manuals,

and simplify design elements to improve clarity and usability. He clarified that the project's goal is not to create smaller lot sizes but to expand the areas where existing small lot options can be utilized.

Council Member Bergan questioned why the current UDO allows more small-lot and dense housing types in new greenfield areas (Subarea C) than in older infill areas (Subareas A and B), where such options are often most needed. C. Brewster affirmed her observation was correct and a key issue the project sought to address.

C. Brewster presented four preliminary policy issues for the committee's consideration:

1. **Greenfield Development:** Increase small lot options in Area C by simplifying the complex formulas that currently limit their percentage and by adding flexibility to green court design.
2. **Infill Development:** Expand small and compact housing options into Areas A and B to maximize the return on existing infrastructure, encourage reinvestment, and support walkable, transit-served neighborhoods.
3. **Building Design:** Simplify the building design standards, which developers find overly prescriptive. This includes reviewing the masonry requirement to reduce variance requests by considering alternatives that still achieve quality and durability.
4. **Parking Flexibility:** Maintain current parking quantity requirements, which are generally appropriate, but increase flexibility in location and design. Strategies under consideration include remote or block-scale parking, allowing surface lots instead of requiring garages for all projects, and maximizing on-street parking.

Council Member Jurinsky supported small lot options but cautioned against reducing aesthetic standards. She expressed concern with building homes without garages. CM Jurinsky had questions about Homeowner Associations' (HOAs) role in regulating on-street parking, and raised concerns about HOAs restricting on-street parking after a development is built. C. Brewster responded that while HOAs can set stricter rules, they cannot regulate the public right-of-way.

CM Bergan echoed the support for requiring garages, citing protection from Colorado's weather and improved resident safety. She asked for clarification on the term "remote parking.". C. Brewster explained it refers to consolidating parking for multiple homes into a shared, internal-block court, which is more efficient and preserves the streetscape. Regarding the masonry requirement, which B. Cammarata confirmed was 15% for single-family detached homes, CM Bergan suggested allowing a trade-off where less masonry could be permitted if a developer incorporated other high-quality architectural elements. C. Brewster confirmed this was a viable option being explored. CM Bergan concluded by requesting visual examples of the proposed design concepts to aid future discussions, which C. Brewster agreed to provide.

Laura Perry requested committee approval to present the update to the full City Council at the October 20th study session for broader feedback before drafting code changes. The committee approved the request. L. Perry outlined the project timeline, which targets having draft language ready for council review before the end of the year and beginning the formal adoption process in January 2026.

Outcome:
Council Member Bergan and Council Member Jurinsky approved this item to move forward to Study Session.

Follow-up Action:
Staff will add this item to the October 20, 2025, Study Session meeting agenda.

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4. MISCELLANEOUS MATTERS FOR CONSIDERATION

4. a. Aurora Economic Development Council

- Wendy Mitchell

NO REPORT

4.b. Havana Business Improvement District

- Chance Horiuchi

NO REPORT

4.c. Aurora Chamber of Commerce

- Naomi Colwell

Naomi Colwell reported that the Aurora Chamber of Commerce has volunteered to become the administrator for the Arapahoe County enterprise zones, a program Aurora had not previously participated in. She explained that the newly redrawn zone now includes three areas in Aurora: South Colfax, Havana Street, and an I-225 corridor. This designation will allow businesses in these areas to apply for significant state tax credits, including a 25% credit on hard costs for renovating vacant buildings and credits for equipment purchases and hiring new employees.

CM Bergan expressed strong interest in the program as a tool for revitalizing aging retail centers. CM Jurinsky noted that in her experience with similar programs in other cities, the enterprise zone was instrumental in designating and building up official downtown areas. Daniel Krzyzanowski with the Planning Department clarified that such state-level designations can be layered with local tools, such as a potential Downtown Development Authority (DDA) on Colfax.

4.d. Planning Commission

- Becky Hogan

NO REPORT

4.e. Oil and Gas Committee

- Brad Pierce

Brad Pierce directed the committee to his third-quarter activities report included in the agenda packet. He also announced that there is one vacancy on the committee for an industry member. He clarified the qualifications for the position, noting the member can be an oil and gas operator, pipeline contractor, or service company representative certified to operate in the city, and does not need to be a resident of Aurora.

4.f. Business Advisory Board

- Garrett Wells

NO REPORT

4.g. Retail

- Robert Oliva

NO REPORT

4.h. Small Business

- Ashvina Patel

NO REPORT

4.i. Visit Aurora

- Randi Morritt

Randi Morritt provided an update on the Aurora Borealis Festival, scheduled for October 10th and 11th at Painted Prairie's High Prairie Park. She reported a strong national and international draw, with ticket buyers from 24 states and two cities in the United Kingdom. R. Morritt emphasized that the festival is funded entirely by visitor-paid lodger taxes and destination marketing fees, not by residents.

She stated that industry benchmarks suggest festivals of this scale typically generate $2 to $4 in local spending for every dollar invested. In addition to tourism, the event's host, Painted Prairie, is tracking new home tours as a key performance indicator for economic impact. The marketing director, David Jacobson, had secured exceptional regional broadcast coverage on major outlets like Denver 7, which was expected to significantly increase ticket sales. She extended thanks to several partners, including Naomi Colwell from the Aurora Chamber of Commerce and Fitzsimmons Credit Union. To conclude, she offered a 20% discount on tickets for city partners using the code "Aurora 2025". Future updates to the committee will focus on the economic impact data collected from the event.

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5. CONFIRM NEXT MEETING DATE

Scheduled for November 12, 2025, at 8:30 a.m. MT.

6. ADJOURNMENT

APPROVED: _____
Francoise Bergan, Committee Chair

DRAFT

CITY OF AURORA
Council Agenda Commentary

Item Title: Resolution to Implement Earned Wellness Program for APD
Item Initiator: Adrian Morris, Legal Secretary
Staff Source/Legal Source: Chief Todd Chamberlain/Mandy MacDonald, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Well-Managed: High performing organization, committed to great customer service, innovation, continuous improvement, fiscal stewardship, and maintaining critical infrastructure.

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Sponsor-Mayor Mike Coffman and Council Member Stephanie Hancock
Staff source Chief Chamberlain
Legal source- Mandy MacDonald, Senior Assistant City Attorney
Estimated time-5 Minutes

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

☒ Approve Item and Move Forward to Study Session

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item and Move Forward to Regular Meeting

☐ Approve Item as Proposed at Study Session

☐ Information Only

☐ Approve Item as Proposed at Regular Meeting

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Public Safety, Courts & Civil Service

Policy Committee Date: 10/9/2025

Action Taken/Follow-up: ***(Check all that apply)***

☐ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☐ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

N/A

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

This Resolution directs the City Manager to work with APD to implement an Earned Wellness Program. Through an Earned Wellness Program, members of the APD will have the opportunity to voluntarily participate in a standardized fitness assessment that will be designed to ensure fairness while allowing members to demonstrate personal strengths. Members who achieve proficiency on the voluntary standardized fitness assessment will be formally recognized with a special achievement service ribbon.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does Council wish to support the Resolution directing the City Manager to implement an Earned Wellness Program for members of the Aurora Police Department?

LEGAL COMMENTS

Council shall act only by ordinance, resolution or motion. All legislative enactments must be in the form of ordinances; all other actions, except as herein provided, may be in the form of resolutions or motions. (Section 5-1, Aurora City Charter). (MacDonald)

RESOLUTION NO. R2025- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, DIRECTING THE CITY MANAGER TO IMPLEMENT AN EARNED WELLNESS PROGRAM FOR MEMBERS OF THE AURORA POLICE DEPARTMENT

WHEREAS, the City of Aurora recognizes the importance of promoting health, well-being, and safety for members of its public safety departments; and

WHEREAS, maintaining physical fitness also encourages overall health, wellness, and stress reduction for Aurora Police Department members; and

WHEREAS, physically and mentally fit police officers are better equipped to successfully apply and deploy the Aurora Police Department's training, arrest control techniques, and tactics; and

WHEREAS, through an Earned Wellness Program, members of the Aurora Police Department will have the opportunity to voluntarily participate in a standardized fitness assessment that will be designed to ensure fairness while allowing members to demonstrate personal strengths; and

WHEREAS, members who achieve proficiency on the voluntary standardized fitness assessment will be formally recognized with a special achievement service ribbon symbolizing their accomplishment; and

WHEREAS, the Earned Wellness Program will contribute to a department culture where wellness is both valued and celebrated, fostering camaraderie and promoting high standards of performance; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The City Council resolves as follows:

The City Manager shall work with the Chief of Police of the Aurora Police Department to implement an Earned Wellness Program for department members by June 1, 2026.

Section 2. This Resolution shall take effect immediately without reconsideration.

RESOLVED AND PASSED this _____ day of _____ 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: Amanda MacDonald MP
AMANDA MACDONALD, Assistant City Attorney

CITY OF AURORA
Council Agenda Commentary

Item Title: Water Service at Restaurants (Ordinance)
Item Initiator: Casey Rossman, Executive Specialist, Aurora Water
Staff Source/Legal Source: Marshall Brown, General Manager, Aurora Water / Stephen Cann, Senior Assistant City Attorney
Outside Speaker: N/A
Strategic Outcome: Healthy: Connecting natural and built environments with multimodal networks, ensuring access to parks and recreation, and preserving sustainable water supplies.

COUNCIL MEETING DATES:

Study Session: 10/20/2025

Regular Meeting: 11/3/2025

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: ☐ Yes ☒ No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Sponsor: Stephanie Hancock, Council Member
Marshall Brown, General Manager, Aurora Water / Stephen Cann, Senior Assistant City Attorney
Estimated time: 5 mins
.

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

☐ Approve Item and Move Forward to Study Session

☒ Approve Item and Move Forward to Regular Meeting

☐ Information Only

☐ Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field above.

☐ Approve Item as Proposed at Policy Committee

☐ Approve Item as Proposed at Study Session

☐ Approve Item as Proposed at Regular Meeting

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Water Policy

Policy Committee Date: 10/15/2025

Action Taken/Follow-up: ***(Check all that apply)***

☒ Recommends Approval ☐ Does Not Recommend Approval

☐ Forwarded Without Recommendation ☒ Minutes Not Available

☐ Minutes Attached

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

On October 15, 2025, the Water Policy Committee supported moving an Ordinance adding section 138-193 of the City Code pertaining to water service at restaurants to the October 20, 2025 Study Session.

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

Aurora Water provides drinking water to the residents of the City of Aurora, and safe, high quality, reliable water is often taken for granted. Raising awareness and accountability regarding the importance of carefully managing our water supplies is a primary interest of the Aurora City Council and Aurora Water.

Aurora Water operates and maintains a complex, highly integrated water supply system that balances reservoir storage, municipal demands and varying water supply conditions to meet the current and future long-term water needs of its customers. Water conservation and demand management, including the highest practicable utilization of reusable and reclaimable water sources, are integral elements of Aurora Water's water resources system. Aurora Water periodically reviews and updates its "Water Shortage Response Plan" to provide a framework for Aurora Water's water use in the event of drought or other water emergencies.

The proposed Ordinance will align with Auora's Water's Water Shortage Response Plan in that during "Normal" water availability conditions, restaurants within Aurora Water's service area boundary are allowed to serve water from the municipal supply system but encouraged to do so only when specifically requested by customers. Additionally, during "Stage 1", "Stage 2", and "Stage 3" water restrictions, restaurants within Aurora Water's service area boundary will comply with Aurora Water's Water Shortage Response Plan to only serve water from the municipal supply system to customers upon request.

FISCAL IMPACT

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

☐ 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 COUNCIL

Does Council support moving an Ordinance adding section 138-193 of the City Code pertaining to water service at restaurants forward to the November 3, 2025 Council meeting?

LEGAL COMMENTS

Council shall act only by ordinance, resolution or motion. All legislative enactments must be in the form of ordinances; all other actions, except as herein provided, may be in the form of resolutions or motions. (City Charter Section 5-1). The utility enterprise shall have the power under this article to operate and maintain water, wastewater and storm drainage facilities for its or the City's own use and for the use of public and private consumers and users within and without the territorial boundaries of the City. (City Code Section 138-28). (Cann)

ORDINANCE NO. 2025- ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, ADDING SECTION 138-193 OF THE CITY CODE PERTAINING TO WATER SERVICE AT RESTAURANTS

WHEREAS, the City of Aurora, Colorado and its Utility Enterprise ("Aurora Water") is a home rule municipality organized under the Colorado Constitution (Article XX, Section 6); and

WHEREAS, the Aurora City Council supports the health and welfare of all residents of the City of Aurora; and

WHEREAS, water is a precious and limited resource essential to life, and water scarcity in the arid west is a matter of utmost concern to the Aurora City Council and Aurora Water; and

WHEREAS, Aurora Water provides drinking water to the residents of the City of Aurora, and safe, high quality, reliable water is often taken for granted. Raising awareness and accountability regarding the importance of carefully managing our water supplies is a primary interest of the Aurora City Council and Aurora Water; and

WHEREAS, Aurora Water operates and maintains a complex, highly integrated water supply system that balances reservoir storage, municipal demands and varying water supply conditions to meet the current and future long-term water needs of its customers. Water conservation and demand management, including the highest practicable utilization of reusable and reclaimable water sources, are integral elements of Aurora Water's water resources system. Aurora Water periodically reviews and updates its "Water Shortage Response Plan" to provide a framework for Aurora Water's water use in the event of drought or other water emergencies.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The City Code of the City of Aurora, Colorado, is hereby amended by adding a section, to be numbered 138-193 which section reads as follows:

Sec. 138-193 – Water Service at Restaurants

(1) During "Normal" water availability conditions as that term is defined in Aurora Water's Water Shortage Response Plan (as amended), restaurants within Aurora Water's service area boundary are allowed to serve water from the municipal supply system, but are encouraged to do so only when specifically requested by customers.

(2) During "Stage 1", "Stage 2", and "Stage 3" water restrictions as those terms are defined in Aurora Water's Water Shortage Response Plan (as amended), restaurants within Aurora Water's service area boundary will comply with Aurora Water's Water Shortage Response Plan to serve water from the municipal supply system to customers only upon request.

Section 2. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3 Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this _____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this _____ day of _____, 2025.

_____
MIKE COFFMAN, Mayor

ATTEST:

_____
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: Stephen Cann RLA _____
STEPHEN CANN, Senior Assistant City Attorney