AURORA URBAN RENEWAL AUTHORITY REGULAR MEETING MINUTES

Date: August 10, 2026

Time: 4:00 p.m.

1. CALL TO ORDER:

Chair Coffman called the Aurora Urban Renewal Authority meeting to order at 4:00 p.m.

2. ROLL CALL: Kadee Rodriguez, Deputy City Clerk

PRESIDING:	Chair Coffman
COMMISSIONERS PRESENT:	Bergan, Coombs, Hancock, Horton, Lawson, Medina, Wiles
COMMISSIONERS ABSENT:	Andrews, Gardner, Jackson, Watson
COMMISSIONERS ARRIVING AFTER ROLL CALL:	Baca
OFFICIALS PRESENT:	Jason Batchelor, AURA Executive Director Peter Schulte, City Attorney Terri Velasquez, Director of Finance Robin Fleischmann, AURA Manager

A quorum was confirmed.

3. APPROVAL OF MINUTES

3.a. March 23, 2026, AURA Regular Meeting Minutes

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

The motion passed 8-0. Voting Aye: Chair Coffman and Commissioners Bergan, Coombs, Hancock, Horton, Lawson, Medina, and Wiles. Voting Nay: None.

3.b. May 4, 2026, AURA Regular Meeting Minutes

Chair Coffman called for a motion to approve the minutes from the May 4, 2026, meeting. It was moved by Commissioner Medina, seconded by Commissioner Bergan.

The motion passed 8-0. Voting Aye: Chair Coffman and Commissioners Bergan, Coombs, Hancock, Horton, Lawson, Medina, and Wiles. Voting Nay: None.

4. BILLS AND COMMUNICATIONS

No bills or communications were presented for discussion.

5. REGULAR AURA MEETING

5.a. Alameda Center URA: Amendment to the Parkside Public Finance and Redevelopment Agreement (PFRA)

Jennifer Orozco, Senior Redevelopment Project Manager, Planning and Business Development, presented AURA Resolution R2026-05 to amend the Public Finance and Redevelopment Agreement (PFRA) for the Parkside Project. The original PFRA was authorized through AURA Resolution No. 2019-02, and PFRA Section 10.02 permits amendments executed with the same formality as the original agreement. The Board had previously discussed the item on June 8, 2026.

J. Orozco explained that the Alameda Center Urban Renewal Area was created in 2015 to redevelop a failing shopping center and that Parkside opened in 2021 following environmental remediation, with new retail and urban housing. The mixed-use project was constructed with 216 apartments, 34,500 square feet of retail space, and 274 structured parking spaces.

Following a 2022 explosion and closure, the property reopened in June 2023 under the name Stella on the Park. A new ownership group acquired the property in 2025. The new ownership boosted residential occupancy by 5% to 85%, implemented parking management and explored ways to increase the retail occupancy.

The owners approached staff about making modifications to the PFRA. Two provisions included in the agenda packet are: 1) a 10,000 square foot decrease in the retail space on ground floor-retail, which much of was never built out or leased, to be redeveloped into residential use and, 2) the elimination of the Minimum Leased Retail Area (LRA) Escrow Account. The lower retail minimum square footage will allow the existing liquor store to remain with the possibility of future conversion. Similarly, the escrow account was intended to encourage a mix of sales tax retail generating businesses however, the project has consistently exceeded the 55% sales tax generating leasing requirement. At this time the escrow account is an administrative burden that diverts funds the Business Improvement District (BID) could use to repay debt.

Staff support both provisions and are asking for the Board's approval of the Amendment to the Public Finance & Redevelopment Agreement for the Parkside Project.

During Board discussion, Commissioner Lawson supported the measure, stating that the purpose of the redevelopment was to remedy blight and that allowing the space to remain vacant presented a risk of deterioration.

Commissioner Hancock requested clarification regarding the ground-floor conversions. J. Orozco confirmed that the space could be reconfigured for apartments or shared residential amenities, providing the property owner with greater flexibility.

Chair Coffman observed that the interior ground-floor retail spaces had very limited visibility compared with the exterior stand-alone retail buildings, contributing to the leasing challenges.

Commissioner Bergan expressed a preference for maintaining tax-generating retail space but acknowledged the leasing challenges. She stated that she hoped the existing liquor store would remain because its departure would further reduce retail sales tax revenue.

Commissioner Coombs reported that a new restaurant was expected to occupy one of the vacant restaurant spaces.

Commissioner Coombs moved to approve AURA Resolution R2026-05; Commissioner Hancock seconded the motion.

VOTE ON BOARD RECOMMENDATION:

Voting Aye: Chair Coffman and Commissioners Baca, Bergan, Coombs, Hancock, Horton, Lawson, Medina, and Wiles.
Voting Nay: None.

The motion passed 9-0 to adopt AURA Resolution R2026-05.

6. ADJOURNMENT

Seeing no further business, Chair Coffman adjourned the Aurora Urban Renewal Authority meeting at 4:10 p.m.

Mike Coffman, Chair

ATTEST:

Jason Batchelor, Executive Director/Secretary