

**Aurora City Council Meeting Minutes**  
**Aurora City Hall**  
**City Council Chambers**  
**2 W. Pleasant**  
**Aurora, Missouri**  
**Tuesday, May 25, 2021 - 6 P.M.**

1. **CALL TO ORDER:** Mayor Lewis called the meeting to order at 6:00 p.m.
2. **PRAYER AND PLEDGE:** Councilman Ferguson led the Council in prayer and the Pledge of Allegiance.

**3. ROLL CALL**

Mayor Jason Lewis – present  
Chairman Pro Tem Dawn Oplinger – present  
Councilman Doyle Ferguson – present  
Councilwoman Theresa Pettit – present  
Councilman Tony Kennedy – present

**4. PUBLIC COMMENT**

*A citizen desiring to speak on an item not on the agenda may do so at this time. Each citizen is limited to three minutes and the Council will not take action or discuss items at this time. Discussion should be limited to matters of City business and public comment is not permitted in regard to personnel matters or on pending legal matters. Items introduced under "Public Comment" may become agenda items at a later date.*

No Public Comment at this time.

**5. COUNCIL FORUM**

*Council Forum provides an opportunity for Council Members to share information with the rest of the Council regarding communications with constituents, meetings attended, request items to be put on the agenda, make requests of staff, or direct questions to staff regarding issues that are not on the agenda.*

Chairman Pro Tem Oplinger took this time to say thank you to Justin Janes and the Parks Department staff for their work at the North Tot Lot Park. She also recognized city staff for their hard work during and after the recent flood.

**6. CONSENT AGENDA**

*Items listed on the 'Consent Agenda' are considered routine and shall be enacted by one motion of the City Council with no separate discussion. If separate discussion is desired by a member of the Council, that item will be removed from the 'Consent Agenda' and placed on the regular agenda as a final item under 'New Business'.*

- 6.I Approval Of Minutes - City Council Regular Session April 27, 2021
- 6.II Approval Of Minutes - City Council Regular Session May 11, 2021
- 6.III May 2021 Appropriations

Councilman Ferguson stated that he would be abstaining from the Consent Agenda vote. Chairman Pro Tem Oplinger made a motion to approve the Consent Agenda. Councilwoman Pettit seconded the motion. Motion passed with the following council

members voting aye:

AYES: Lewis, Oplinger, Pettit, Kennedy

NAYES: 0

ABSTAIN: Ferguson

## **7. OLD BUSINESS**

### *7.I Second Reading Of Ordinance 2021-3228*

*AN ORDINANCE OF THE CITY OF AURORA ESTABLISHING A CITY OF AURORA HISTORICAL PRESERVATION BOARD*

Councilwoman Pettit made a motion to approve the Second Reading of Ordinance 2021-3228. Councilman Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

### *7.II Second Reading Of Ordinance 2021-3229*

*AN ORDINANCE OF THE CITY OF AURORA, MISSOURI, AMENDING TITLE VI "BUSINESS AND OCCUPATION" CHAPTER 605 "BUSINESS REGULATIONS"*

Chairman Pro Tem Oplinger made a motion to approve the Second Reading of Ordinance 2021-3229. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

## **8. NEW BUSINESS**

### *8.I First Reading Of Ordinance 2021-3230*

*AN ORDINANCE APPROVING THE LYLA CORNERS TAX INCREMENT FINANCING PLAN, ESTABLISHING A REDEVELOPMENT AREA, DESIGNATING THE REDEVELOPMENT AREA AS A BLIGHTED AREA, DESIGNATING A DEVELOPER, AND APPROVING A REDEVELOPMENT AGREEMENT*

David Martin with Gilmore and Bell addressed Council with an overview and refresher on what a Tax Increment Financing Plan is, how it works and for how long.

Mayor Lewis opened the Public Hearing at 6:21 p.m.

David Martin addressed Council and the room with an explanation of the Public Hearing and its process. Mr. Martin submitted Exhibit List 1-12 into public record. Mayor Lewis accepted Exhibit List 1-12 into public record.

Cory Collins, Counsel for the developer, addressed Council with the use, benefits, blight study findings, projected costs and sources of repayment for the Lyla Corners TIF Plan. Discussion held with Council and Mr. Collins regarding projected costs and plans for development.

There was no Public Comment.

David Martin addressed Council with a general overview of the ordinances presented.

Mayor Lewis closed the Public Hearing at 6:30 p.m.

Councilman Ferguson made a motion to approve the First Reading of Ordinance 2021-3230. Councilman Kennedy seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.II Second Reading Of Ordinance 2021-3230*

*AN ORDINANCE APPROVING THE LYLA CORNERS TAX INCREMENT FINANCING PLAN, ESTABLISHING A REDEVELOPMENT AREA, DESIGNATING THE REDEVELOPMENT AREA AS A BLIGHTED AREA, DESIGNATING A DEVELOPER, AND APPROVING A REDEVELOPMENT AGREEMENT*

Councilman Kennedy made a motion to approve the Second Reading of Ordinance 2021-3230. Chairman Pro Tem Oplinger seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.III First Reading Of Ordinance 2021-3231*

*AN ORDINANCE APPROVING A REDEVELOPMENT PROJECT FOR THE LYLA CORNERS TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.*

Chairman Pro Tem Oplinger made a motion to approve the First Reading of Ordinance 2021-3231. Councilman Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.IV Second Reading Of Ordinance 2021-3231*

*AN ORDINANCE APPROVING A REDEVELOPMENT PROJECT FOR THE LYLA CORNERS TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.*

Councilman Ferguson made a motion to approve the Second Reading of Ordinance 2021-3231. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.V First Reading Of Ordinance 2021-3232*

*AN ORDINANCE APPROVING THE SILVER MAPLE ESTATES TAX INCREMENT FINANCING*

*PLAN, ESTABLISHING A REDEVELOPMENT AREA, DESIGNATING THE REDEVELOPMENT AREA AS A BLIGHTED AREA, DESIGNATING A DEVELOPER, AND APPROVING A REDEVELOPMENT AGREEMENT*

Mayor Lewis opened the Public Hearing at 6:36 p.m.

David Martin submitted Exhibit List 1-12 into public record. Mayor Lewis accepted Exhibit List 1-12 into public record.

Cory Collins, Counsel for the developer, addressed Council with the use, benefits, blight study findings, projected costs and sources of repayment for the Silver Maple Estates TIF Plan. Discussion held with Council and Mr. Collins regarding projected costs and plans for development.

There was no Public Comment.

Mayor Lewis closed the Public Hearing at 6:43 p.m.

Councilman Ferguson made a motion to approve the First Reading of Ordinance 2021-3232. Chairman Pro Tem Oplinger seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

*8.VI Second Reading Of Ordinance 2021-3232  
AN ORDINANCE APPROVING THE SILVER MAPLE ESTATES TAX INCREMENT FINANCING PLAN, ESTABLISHING A REDEVELOPMENT AREA, DESIGNATING THE REDEVELOPMENT AREA AS A BLIGHTED AREA, DESIGNATING A DEVELOPER, AND APPROVING A REDEVELOPMENT AGREEMENT*

Councilwoman Pettit made a motion to approve the Second Reading of Ordinance 2021-3232. Councilman Kennedy seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

*8.VII First Reading Of Ordinance 2021-3233  
AN ORDINANCE APPROVING A REDEVELOPMENT PROJECT FOR THE SILVER MAPLE ESTATES TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.*

Chairman Pro Tem Oplinger made a motion to approve the First Reading of Ordinance 2021-3233. Councilman Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

*8.VIII Second Reading Of Ordinance 2021-3233  
AN ORDINANCE APPROVING A REDEVELOPMENT PROJECT FOR THE SILVER MAPLE*

*ESTATES TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.*

Councilman Kennedy made a motion to approve the Seconding Reading of Ordinance 2021-3233. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

*8.IX Discussion - GRO Funding Request*

Michelle Parbury addressed Council with a funding request for GRO. Ms. Parbury explained the service GRO provides for the community and the costs they incur. Discussion was held with Council on the amount to be given to GRO.

Councilwoman Pettit made a motion to approve the GRO Funding Request in the amount of \$3,000.00. Councilman Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

City Clerk Kimberly Breedlove advised Council she would bring a Resolution for this request at the next Council Meeting.

*8.X First Reading Of Ordinance 2021-3234*

*AN ORDINANCE OF THE CITY OF AURORA, MISSOURI ACCEPTING AND APPROVING THE REZONING OF PROPERTY LOCATED AT 208 EAST HIGH STREET IDENTIFIED AS PARCEL 203007002001006000 FROM "R-2 (TWO-FAMILY RESIDENTIAL) TO "C-2" (COMMERCIAL GENERAL BUSINESS)*

Community Development Director Carrie Howlett addressed Council regarding a rezone request from Joe Ard. Director Howlett advised Council of the current zoning and back history of this property and its uses.

Discussion was held between Council and property owner Joe Ard regarding previous uses of the property.

Chairman Pro Tem Oplinger made a motion to approve the First Reading of Ordinance 2021-3234. Councilman Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

*8.XI Resolution 2021-1800*

*A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO ADD A PART TIME (.5 FTE) STAFF MEMBER TO THE AURORA POLICE DEPARTMENT FOR ANIMAL CONTROL STAFFING*

Community Development Director Carrie Howlett addressed Council regarding the need for this position.

Chairman Pro Tem Oplinger made a motion to approve Resolution 2021-1800. Councilman Kennedy seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

*8.XII Resolution 2021-1801*

*A RESOLUTION APPOINTING MEMBERSHIP TO THE AURORA PARK BOARD*

Councilman Ferguson made a motion to approve Resolution 2021-1801. Chairman Pro Tem Oplinger seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

*8.XIII Resolution 2021-1802*

*A RESOLUTION APPOINTING MEMBERSHIP TO THE AURORA BUILDING BOARD OF APPEALS*

Councilwoman Pettit made a motion to approve Resolution 2021-1802. Councilman Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

*8.XIV Resolution 2021-1803*

*A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF A SEWER CAMERA INSPECTION SYSTEM TO BE USED IN THE CITY OF AURORA WASTEWATER TREATMENT FACILITY*

Wastewater Superintendent Lance Eley addressed Council regarding the budgeted purchase of the camera inspection system.

Councilman Ferguson made a motion to approve Resolution 2021-1803. Chairman Pro Tem Oplinger seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy  
NAYES: 0  
ABSTAIN: 0

*8.XV Resolution 2021-1804*

*A RESOLUTION OF THE CITY OF AURORA, MISSOURI AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF OXIDATION DITCH PADDLES TO BE USED IN THE CITY OF AURORA WASTEWATER TREATMENT FACILITY*

Discussion held between Council and Wastewater Superintendent Lance Eley regarding the single source provider on this project.

Chairman Pro Oplinger made a motion to approve Resolution 2021-1804. Councilwoman Pettit seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.XVI Council Liaison Appointments*

*City Council Members are appointed annually to serve on various City and Community boards within the community. These appointments are made through resolution. Due to the reorganization of the Council on April 27, 2021, Council needs to reappoint members to the various boards*

*8.XVI.i Resolution 2021-1805*

*A RESOLUTION APPOINTING COUNCIL MEMBERSHIP TO THE PLANNING AND ZONING COMMISSION*

Chairman Pro Tem Oplinger made a motion to appoint Mayor Lewis to the Planning and Zoning Commission. Councilman Kennedy seconded the motion. Motion passed with the following council members voting aye:

AYES: Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: Lewis

*8.XVI.ii Resolution 2021-1806*

*RESOLUTION OF THE CITY OF AURORA, MISSOURI APPOINTING A REPRESENTATIVE TO THE SOUTHWEST MISSOURI SOLID WASTE MANAGEMENT DISTRICT COUNCIL*

Mayor Lewis made a motion to appoint Councilwoman Pettit to the Southwest Missouri Solid Waste Management District Council. Chairman Pro Tem Oplinger seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.XVI.iii Resolution 2021-1807*

*A RESOLUTION OF THE CITY OF AURORA, MISSOURI APPOINTING A REPRESENTATIVE TO THE SOUTHWEST SOLID WASTE MANAGEMENT DISTRICT EXECUTIVE BOARD*

Mayor Lewis made a motion to appoint Councilwoman Pettit to the Southwest Solid Waste Management District Executive Board. Chairman Pro Tem Oplinger seconded the motion.

Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.XVI.iv Resolution 2021-1808  
A RESOLUTION APPOINTING A COUNCIL LIASION TO THE AURORA  
MUNICIPAL AIRPORT BOARD*

Chairman Pro Tem Oplinger made a motion to appoint Councilman Ferguson to the Aurora Municipal Airport Board. Councilman Kennedy seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.XVI.v Resolution 2021-1809  
A RESOLUTION APPOINTING A COUNCIL LIASION TO THE AURORA PARK  
BOARD*

Councilwoman Pettit made a motion to appoint Mayor Lewis to the Aurora Park Board. Councilman Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: Lewis

*8.XVI.vi Resolution 2021-1810  
A RESOLUTION APPOINTING MEMBERSHIP TO THE AURORA MERCY  
HOSPITAL BOARD OF TRUSTEES*

Councilwoman Pettit made a motion to appoint Chairman Pro Tem Oplinger to the Aurora Mercy Hospital Board of Trustees. Councilman Ferguson seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

*8.XVI.vii Resolution 2021-1811  
A RESOLUTION APPOINTING A LIAISON TO SERVE ON THE BRIGHT FUTURES BOARD OF  
TRUSTEES*

Mayor Lewis made a motion to appoint Councilman Kennedy to serve on the Bright Futures Board of Trustees. Chairman Pro Tem Oplinger seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0



**9. STAFF REPORTS/ORGANIZATIONAL BUSINESS**

1. Board Liaison Reports

Mayor Lewis reported that he attended the Planning and Zoning Meeting, a Park Board Meeting, and that he attended a flood plain training with Community Development Director Carrie Howlett.

2. City Manager Report

No City Manager Report. Community Development report attached.

**10. ADJOURNMENT**

Councilman Ferguson made a motion to adjourn the meeting at 7:13 p.m. Councilman Kennedy seconded the motion. Motion passed with the following council members voting aye:

AYES: Lewis, Oplinger, Ferguson, Pettit, Kennedy

NAYES: 0

ABSTAIN: 0

**APPROVED:**

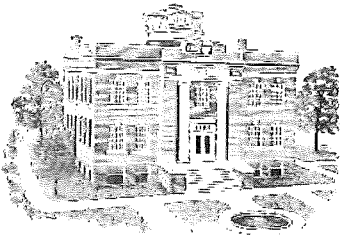


Jason Lewis, Mayor

**ATTEST:**



Kimberly Breedlove, City Clerk



# CITY OF AURORA

P. O. BOX 30  
AURORA, MO 65605  
PH: 417-678-5121

## Economic/Community Development Updates

May 11, 2021

### **LYLA CORNERS PROJECT – Highway 39 & Highway 60 Intersection**

This is a retail development project that is being proposed for the SW Corner of the Highway 39 and Highway 60 Intersection. This is a mixed-use retail development that is proposing a possible convenience store, lots for fast food, an agriculture and home store, and a hotel.

**UPDATE 1:** Our Economic Development Counsel (Gilmore and Bell) is currently working on the blight study as well as other documentation and work that is required for using the Tax Increment Financing (TIF) program as has been requested by the developer.

**UPDATE 2 – 10/13:** Construction Plan review from Allgeier, Martin and Associates is complete and received. Awaiting response from the developer's engineers. The required documentation is moving forward regarding blight findings and the development plan being reviewed with the developer's counsel and the City's ED counsel at this time. We are working as diligently as we can on this to get it completed.

**UPDATE 3 – 10/27:** Final plat received and placed on Planning & Zoning Commission agenda for November 17, 2020. City personnel and developer's engineers discussing composition of Dyer Street in relation to new development.

**UPDATE 4 – 11/20:** The final plat of Lyla Corners was approved by the Planning & Zoning Commission on Tuesday, November 17, 2020. That final plat will be coming to City Council for approval on Tuesday, November 24, 2020. Dyer Street to the West of Highway 39 will require improvements in order to manage stormwater in the area. Engineers have estimated costs for needed improvements and the City will need to invest in these improvements at the time of development. This will be coming to City Council for discussion.

**UPDATE 5 – 12/4:** The final plat for Lyla Corners was approved by City Council on Tuesday, November 24, 2020. Second reading of that ordinance will take place December 8, 2020.

**UPDATE 6 – 12/17:** The second reading of the ordinance approving the final plat of Layla Corners passed on December 8, 2020.

**UPDATE 7 – 1/26:** Site Improvement Plans for Lyla Corners were received yesterday (01/25). City staff as well as City Engineers will be reviewing in the coming days.

**UPDATE 8 – 2/22:** Progress continues with review of Site Improvement Plans for this development.

The developer is moving forward with the TIF process; in September preliminary work on the required blight study was completed. The final Blight Study for this project will be completed over the next several weeks in preparation for the review by the Aurora City Council. City staff will be working on the formation of the TIF Commission for this project.

**UPDATE 9 – 3/9:** The Developer has submitted the finalized TIF plans for this development. The TIF Commission hearing is tentatively scheduled for April 29, 2021.

**UPDATE 10 – 3/23:** City Engineers have completed Stormwater Review for the Lyla Corners Development and have concerns that the proposed stormwater design will generate increased peak runoff flowrates from the site and will, therefore, increase downstream flooding. City Engineers and City Staff have requested additional information from the developer regarding the site.

**UPDATE 11 – 4/12:** Developer's engineers have resubmitted Stormwater plans using new methodology. Plans are being reviewed by City engineers and City Staff; TIF Commission hearing is scheduled for April 29<sup>th</sup>.

**UPDATE 12 – 4/27:** Stormwater Improvement requirements outlined by the City have been accepted and Site Improvement Plans will be approved, pending final documentation.

TIF Commission Public Hearing is scheduled on April 29, 2021 at 5:00 p.m.

**UPDATE 13 – 5/11:** TIF Commission Public Hearing was held on April 29, 2021. The TIF Commission voted to approve the resolution for Lyla Corners Tax Increment Financing Plan.

**UPDATE 14 – 5/25:** Lyla Corners Tax Increment Financing Plan will be presented to Council tonight, 5/25/2021.

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## **SILVER MAPLES ESTATES PROJECT – Highway 60 and Business** **Highway 60 Intersection**

This is a retail and residential development project that is being proposed for the NW corner of the Business Highway 60 and Highway 60 Intersection. This is a mixed use retail and residential development. Phase 1 is focusing on the development of a residential neighborhood with approximately 40+ lots for housing. The development also has future plans for retail development that parallels highway 60 on the North side of the highway.

**UPDATE 1:** Our Economic Development Counsel (Gilmore and Bell) is currently working on the blight study as well as other documentation and work that is required for using the Tax Increment Financing (TIF) program as has been requested by the developer.

**UPDATE 2 – 9/22:** Staff provided documentation regarding property blight upon request of Gilmore and Bell.

**UPDATE 3 – 10/13:** Staff received construction plans and drawings. Copies sent to Allgeier, Martin and Associates for review. The required documentation is moving forward regarding blight findings and the development plan being reviewed with the developer's counsel and the City's ED counsel at this time. We are working as diligently as we can on this to get it completed.

**UPDATE 4 – 10/27:** Staff received City engineer's response to plans. City staff will review recommendations and forward to developer's engineers.

**UPDATE 5 – 12/17:** Staff awaits submittal of revised plans/final plat from Developer.

**UPDATE 6 – 1/12:** Staff received Final Plat of Silver Maples development. City Engineers and City staff are currently reviewing the final plat submission and site improvement plans.

**UPDATE 7 -1/26:** Staff continues to review site improvement plans. The final plat of Silver Maples Estates will be coming to Planning & Zoning as well as City Council for approval in the coming weeks. DNR has approved the sewer extension for this housing development.

**UPDATE 8 – 2/9:** The final plat for Silver Maples Estates will be presented to the Planning & Zoning Commission at the meeting scheduled for March 2, 2021.

The developer is moving forward with the TIF process; in September preliminary work on the required blight study was completed. The final Blight Study for this project will be completed over the next several weeks in preparation for the review by the Aurora City Council. City staff will be working on the formation of the TIF Commission for this project.

**UPDATE 9 – 3/9:** The Developer has submitted the finalized TIF plans for this development. The TIF Commission hearing is tentatively scheduled for April 29,

2021.

**UPDATE 10 – 3/23:** The second reading approving the Final Plat of Silver Maples Estates will come to Council Tuesday, March 23, 2021.

**UPDATE 11 – 4/12:** TIF Commission Hearing scheduled for April 29, 2021.

**UPDATE 12 – 5/11:** TIF Commission Public Hearing was held on April 29, 2021. The TIF Commission voted to approve the resolution for Silver Maple Estates Tax Increment Financing Plan.

**UPDATE 13 – 5/25:** Silver Maple Estates Tax Increment Financing Plan will be presented to Council tonight, 5/25/2021.

## **LIBERTY DEVELOPMENT – 509 E. Church Street**

Liberty Utilities is moving forward with their planned development at 509 E. Church Street. Preliminary site clean-up and preparation has begun. Temporary construction traffic has begun for delivery of equipment. Liberty Utilities and construction crews will make efforts to minimize construction traffic when possible.

**UPDATE 1 – 10/13:** Staff along with members of Council had conference call with Liberty Utilities regarding neighborhood concerns. Liberty will be issuing release of information regarding intended use of College & Rinker entrance. Entrance will be used for emergency situations such as fault in main gate or natural disaster.

**UPDATE 2 – 10/27:** Liberty Utilities has removed the College & Rinker entrance from construction plans. Dirt work has begun at the site.

**UPDATE 3 – 11/20:** Concerns regarding rock from the Liberty development entering the roadway on Church Street have been addressed. Contractors have acknowledged the concern and resolved the issue. Construction continues with inspections completed for site and temporary electric.

**UPDATE 4 – 12/4:** Construction progress is actively continuing.

**UPDATE 5 – 1/12:** Footing inspections have been completed. Construction, though affected by weather, progresses steadily.

**UPDATE 6 – 1/26:** Footings and concrete construction continue. Fire Protection Plans for the structure have been reviewed by Staff.

**UPDATE 7 – 2/22:** Site construction continues including planning for the pouring of concrete that was discussed with Council. Weather has impacted this scheduling.

**UPDATE 8 – 4/27:** Site construction continues with ongoing inspections.

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## **South Pointe Ridge (Pending)**

This project is a housing development slated to be located at the corner of Hudson and Prosect streets. Initial Concept is that this development will be a mixed residential that includes single family residential (R-1) homes and multi-family residential (R-3). The initial Phase includes 22 lots with over half of the lots slated for single family residential.

City Staff are working with the developer regarding annexation into the City and the extension of sanitary sewer for this development.

**UPDATE 1 – 10/13:** Staff will be scheduling a pre-development meeting with developer and utility companies for planning.

**UPDATE 2 – 10/27:** Pre-Development meeting scheduled for October 29, 2020. City staff as well as representatives from utility companies will be in attendance, along with representatives of developer.

**UPDATE 3 – 11/20:** Pre-Development meeting was held on October 29, 2020. This was a very successful meeting as representatives from City departments as well as utility companies were present. The round table discussion proved very beneficial for identifying needs for the developer. Discussion is continuing regarding requirements for the official site plan.

**UPDATE 4 – 2/9:** A representative of the developer has been in contact with City staff this week regarding sewer service and streets for the proposed development. Conversation & work are continuing for site plan presentation.

**UPDATE 5 – 4/12:** Conversation ongoing regarding site plan and infrastructure plans and requirements.

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## **Aurora Marketplace**

The Aurora Marketplace is a retail development that is located just South of Wal Mart. This development was developed using the TIF program and approved by the City of Aurora in early 2018. Dollar Tree has been open since the summer of 2018.

**UPDATE 1 - 10/13:** The second building has been completed and has been vacant since last fall. We have been in contact with the developer and are happy to report that the developer has a retailer lined up and is moving forward with finalizing the contracts. We have not been notified who the new retailer is at this time.

**UPDATE 2 – 11/20:** Building permit for infill has been issued. This will allow Contractors to finish the inside of the building to suit the coming tenant.

**UPDATE 3 – 1/12:** Plumbing infill inspection for a portion of the multi-tenant building has been done.

Property owner has made official request for a Minor Subdivision/Lot Split dividing the property into two parcels, each parcel to house one of the existing structures. Public Hearing regarding that request is scheduled for the Planning & Zoning meeting scheduled for Tuesday, January 19, 2021.

**UPDATE 4 – 1/26:** Minor Subdivision/Lot Split request was approved by Planning & Zoning on January 19, 2021. Request coming to City Council for final approval on January 26, 2021.

**UPDATE 5 – 2/9:** Staff has received information regarding two different businesses that have possibly committed to use of space in the multi-tenant building. Final building construction and infill are ongoing.

**UPDATE 6 – 3/9:** Final inspection has been completed at one of the suites within the multi-tenant building and business license has been issued.

**UPDATE 7 – 3/23:** Building permit for signage at the final suite has been received by Community Development Department and a third business has been identified for occupancy.

**UPDATE 8 – 5/11:** Sign installation is complete for El Pablano Mexican Grill & Cantina. Building permit for infill to finish the building to specs for said restaurant has been issued.

**UPDATE 9 – 5/25:** Infill construction continues.

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## **Riddle Development (Pending)**

Property owner of an approximate 10 acre tract of land, located on W Hadley Street, has contacted the Community Development Department regarding development of the property. This is a proposed residential development with a proposal for 20 – 24 single family residential structures. A Pre-Development meeting has been scheduled for February 26, 2021. More updates on this project will be forthcoming as it progresses.

**UPDATE 1 – 3/9:** Pre-Development meeting was held on February 26, 2021 where representatives from utility companies, City staff and the developer were present. City staff is working to answer initial questions posed by the Developer. Site planning will continue.

**UPDATE 2 – 3/23:** Developer has made application for rezoning involving this property. Request is scheduled to be heard by the Planning & Zoning Commission meeting scheduled for Tuesday, May 4, 2021.

**UPDATE 3 -5/11:** Planning & Zoning meeting was held May 4, 2021. Planning & Zoning Commission denied the request for rezoning the topic property from R-1 Single Family Residential to R-2 Two Family Residential. Developer has withdrawn his request and does not wish to appeal to City Council at this time. Conversations with Developer are continuing for engineered Site Plan. Site plan process will include review of site layout, proposed construction, infrastructure, stormwater management, etc.

**UPDATE 4 – 5/25:** Developer has requested permitting paperwork for Land Disturbance permit. Official application has not yet been received.

## **Majestic Milling Expansion Project**

Majestic Milling is a new innovative company that produces and manufactures Organic, Non-GMO, and Antibiotic-Free feeds. They provide wholesale distribution to farms from their feed mill. The Aurora location opened in December of 2019 at 148 W Mill Street and uses an extrusion method to process soybeans. Bi-product from the extrusion process is also sold locally. The facility currently employs approximately three employees. The proposed expansion would cost approximately \$3 million and would provide 15-20 jobs. The City's Economic Development counsel has advised this staff that this expansion of this business may be eligible for Chapter 100 tax abatement.

**UPDATE 1 – 3/23:** Meeting was held on March 17, 2021 between property owner and City staff to discuss business terms. Initial forms for starting the process have been distributed to property owner.

**UPDATE 2 – 5/11:** Staff have followed up with owner of Majestic Milling regarding the tax abatement application process. Owner is completing paperwork and will be submitting.

## **Domino's Pizza**

Plans have been received for construction of a Domino's Pizza at 1208 S Elliott Avenue. Staff is reviewing plans and a Demolition/Land Disturbance permit has been issued to begin cleanup of the site in preparation for construction.

**UPDATE 1 – 4/27:** Site construction has begun. Inspections for footings and rough-in plumbing have been completed.

**UPDATE 2 – 5/25:** Construction continues steadily with ongoing inspections.

## **Silo Farms**

A presentation came to Council in 2020 with explanation of intended renovation of the MFA Silos for an innovative mushroom production facility.

**UPDATE 1 – 4/27:** Update meeting was held with City Staff on Wednesday, April 21, 2021. Renovations have been slower than planned but still proceeding. The owner hopes to be beginning production in coming months. Tapping to the City sewer main was discussed as well as plans for future needs regarding utilities.

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