



Eva J. Henry - District #1
Charles "Chaz" Tedesco - District #2
Emma Pinter - District #3
Steve O'Dorisio - District #4
Mary Hodge - District #5

**STUDY SESSION AGENDA
TUESDAY
September 10, 2019**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

11:00 A.M.	ATTENDEE(S):	Adam Burg / Eliza Schultz / Elisabeth Rosen
	ITEM:	State Lobbyists Update
11:30 A.M.	ATTENDEE(S):	Pam Sandlian-Smith, Director, Anythink Libraries
	ITEM:	Anythink Libraries Presentation
12:00 P.M.	ATTENDEE(S):	Carrie Hanson, Director of Development, Colorado Enterprise Fund / Lewis Hagler, Colorado Enterprise Fund
	ITEM:	Colorado Enterprise Fund
12:30 P.M.	ATTENDEE(S):	Jill Jennings Golich / Jen Rutter / Kristin Sullivan / Melanie Sloan / Matt Emmens / Ben Dahlman / Christy Fitch
	ITEM:	Traffic Impact Fees
1:00 P.M.	ATTENDEE(S):	Jill Jennings Golich / Jen Rutter / Libby Tart / Layla Bajelan / Justin Blair / Christy Fitch
	ITEM:	Development Standards and Regulation Amendments
2:00 P.M.	ATTENDEE(S):	Raymond Gonzales
	ITEM:	Administrative Item Review / Commissioners Communication

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION AGENDA ITEM

DATE: September 10, 2019
SUBJECT: Anythink Library Presentation
FROM: Raymond H. Gonzales, County Manager
AGENCY/DEPARTMENT: County Manager's Office
ATTENDEES: Pam Sandlian-Smith, Director, Anythink Libraries
PURPOSE OF ITEM: Update
STAFF RECOMMENDATION: n/a

BACKGROUND:

Anythink Libraries Presentation

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

PowerPoint Presentation

FISCAL IMPACT:

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

Fund:**Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

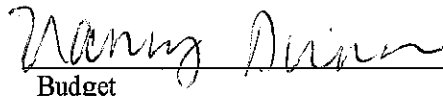
Additional Note:**APPROVAL SIGNATURES:**

Raymond H. Gonzales, County Manager

Alisha Reis, Deputy County Manager

Bryan Ostler, Deputy County Manager

Chris Kline, Deputy County Manager

APPROVAL OF FISCAL IMPACT:
Budget



CATALYST FOR INNOVATION

THE ANYTHINK VISIONING SESSIONS

**HUM
PHRIES
POLI**
ARCHITECTS

HBM ARCHITECTS
INTERIORS

A Note From our Director:

This year, we launched the Anythink Strategic Plan 2018-2022, which defines our work for the next several years. In 2017, we spoke with over 1,600 people in our community to inform this new direction. The result of those conversations is a focus for the organization's work in three key areas: COMMUNITY, CULTURE, CAREER. With this new compass in mind, we launched a dialogue about how our spaces might help support these initiatives.

Anythink commissioned the architectural teams of Humphries Poli Architects & HBM Architects to conduct a series of community visioning sessions during the summer of 2018. The purpose of this inquiry was to invite stakeholders from our cultural, non-profit and business communities to help us identify the characteristics of a 21st century library through the lenses of community, culture and career. "If you were to merge concepts from museums with libraries, what would that look like?" "If you were to merge concepts from business incubators and co-working spaces with libraries, what would that look like?" These were just some of the questions asked in these sessions.

A special thank you to the 90+ attendees who were involved, including the Anythink Board of Trustees and leadership team, Adams County cultural partners and non-profits, Denver-metro area cultural partners, small-business leaders and entrepreneurs, and community members from Reunion, Thornton, and Northglenn. Your creativity is boundless.

This predesign work flows organically from our strategic planning work. The ideas and overarching direction provided by these sessions present an inspiring outlook for the future of our libraries. Our community has provided us with a vision that propels us forward by designing environments that support creativity, learning and gathering.



Pam Sandlian Smith
ANYTHINK DIRECTOR

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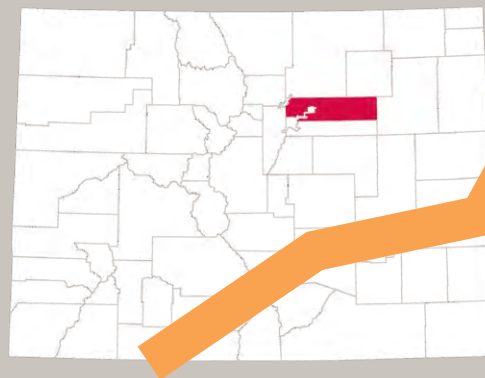


COMMUNITY SNAPSHOT

Adams County is one of the fastest-growing communities in the U.S. The county is uniquely situated as a convenient suburb between Denver and Boulder. It has direct proximity to Denver International Airport, vast spaces poised for development, transportation options and recreational opportunities. The graphics on the right show some of the forces that are shaping Adams County today.

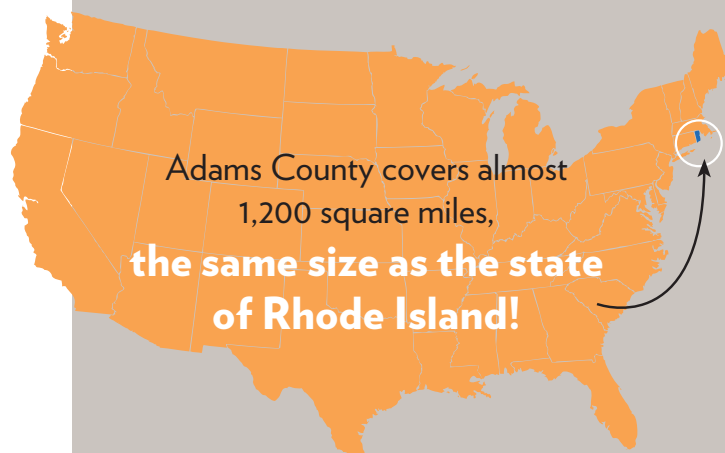
How are these changes affecting Anythink?

Because of the library's popularity, and as a result of steady growth in area new-home construction over the past few years, some library branches are already operating at or near capacity. As such, Anythink is anticipating the need for two new branch library buildings in areas of the county where new communities are being developed.



Adams County's population grew 29.5% overall from 2000 to 2015...

...and is projected to increase **82.3%** by 2050.



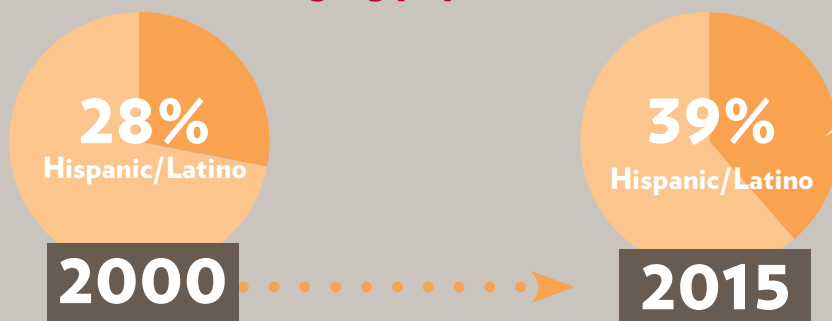
Adams County covers almost 1,200 square miles,
the same size as the state of Rhode Island!

Adams County was ranked the 8th-fastest growing county economy in the nation.

Oxford Economics (2017)

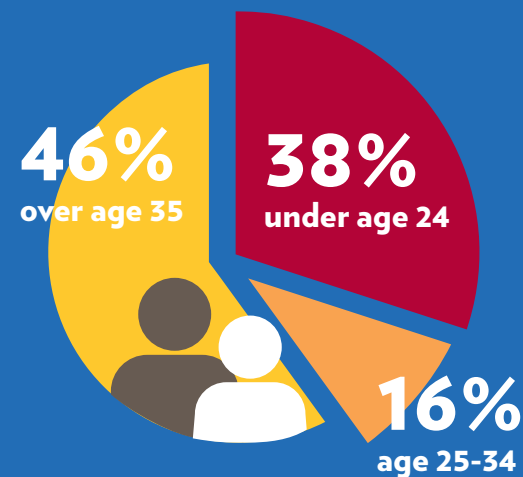
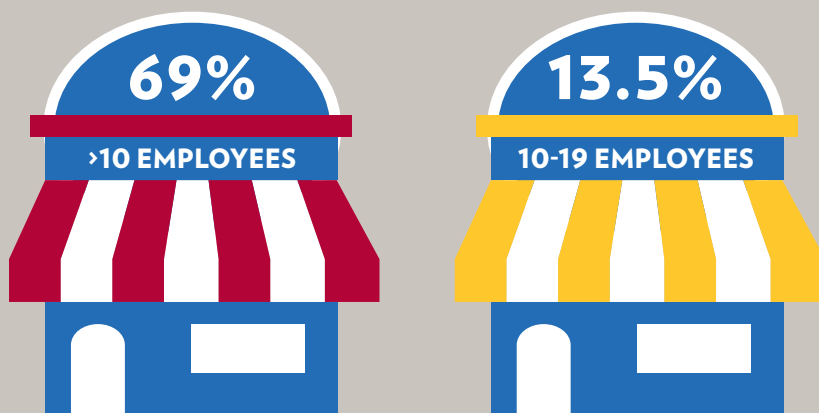


Adams County has a diverse and changing population!



Adams County has a larger percentage Hispanic population than both the state of Colorado and the 7-county Denver Metro Area.

The county is **home to over 10,000 businesses**, 82.5% of them with less than 20 employees.



Adams County has the **youngest median age** of the 7-county Denver Metro Area.

A Note from the Architect Team:

On behalf of the staff at Humphries Poli Architects and our colleagues at HBM Architects we wish to thank you for the opportunity to assist Anythink Libraries in the creation of this Community Visioning Process for the planning of the next generation of Anythink Libraries.

We are in complete awe of the numerous successes and international acclaim directed towards the Anythink service model over the past decade. Our awe caused us to wholly rethink our planning process to a higher level of creative engagement. We adopted several of the processes that were critical to the planning of the acclaimed Dokk1 Library in Aarhus, Denmark. The lessons learned from this investigation directed us to implement many of the concepts embedded in the “Design Thinking” model in our process of gathering community input.

Our efforts, with your assistance, included a diverse group of stakeholders across the Adams County communities who all shared the importance of their respective communities, forwarding thinking perspectives of the 21st century library, and most importantly the desire for a reimagined set of library services that could fill voids in their communities. The richness of this “catalyst for innovation” process was clearly evident from the onset. The ideas expressed were fresh, creative, and will result in higher level of anythink services founded upon the District’s recently adapted Strategic Plan.

HPA and HBM have collectively been involved in the creation of over 400 public library projects. Arguably, the creative response and thoughtful ideas generated by this process were clearly more impactful than what has been experienced in the past and has elevated our design teams thinking about the library of the future.

Once again we are most appreciative of this opportunity and we wish you the best of success in the implementation of Anythink 2.0.

Sincerely,

Humphries Poli Architects

Dennis Humphries, AIA
Principal-in-Charge

HBM Architects

Peter Bolek, AIA
Principal Architect

METHODOLOGY

With over 90 attendees, the perspectives included in the community visioning sessions were very diverse. The data, stories, and imagery collected was vibrant and rich, reflecting the depth of culture and community in Adams County. The following pages describe in detail the three methods we used to understand the opportunities, needs and ideas of the community:

PHOTOTYPING
MINDBREAKING
PROTOTYPING

Following each description of the methodology is a summary of the data, stories, and images that were collected in the meetings. The feedback from these sessions then directly informed the conceptual ideas in the final section of this book, and will shape the Anythink libraries to come.



VISIONING

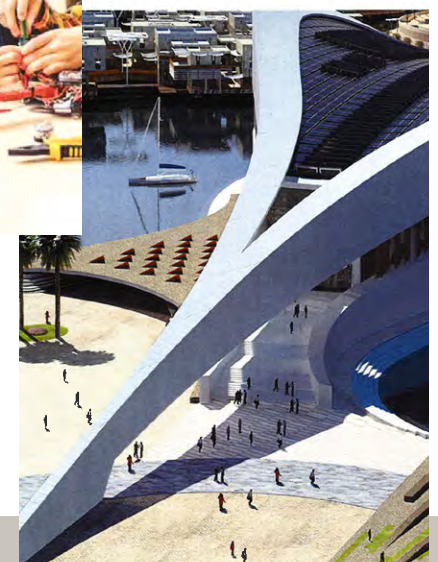
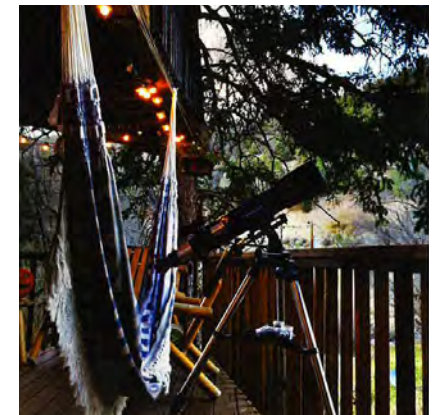
CATALYST FOR INNOVATION / 7

PHOTOTYPING

Getting back to user-focused library design requires us to get to know customers on a deeper level than just demographics and statistics. The data alone doesn't give us a full picture of how the people of Adams County live their lives. The "phototyping" exercise is one way that we gathered information about the customer's behavior, in smaller meetings with focused user groups.

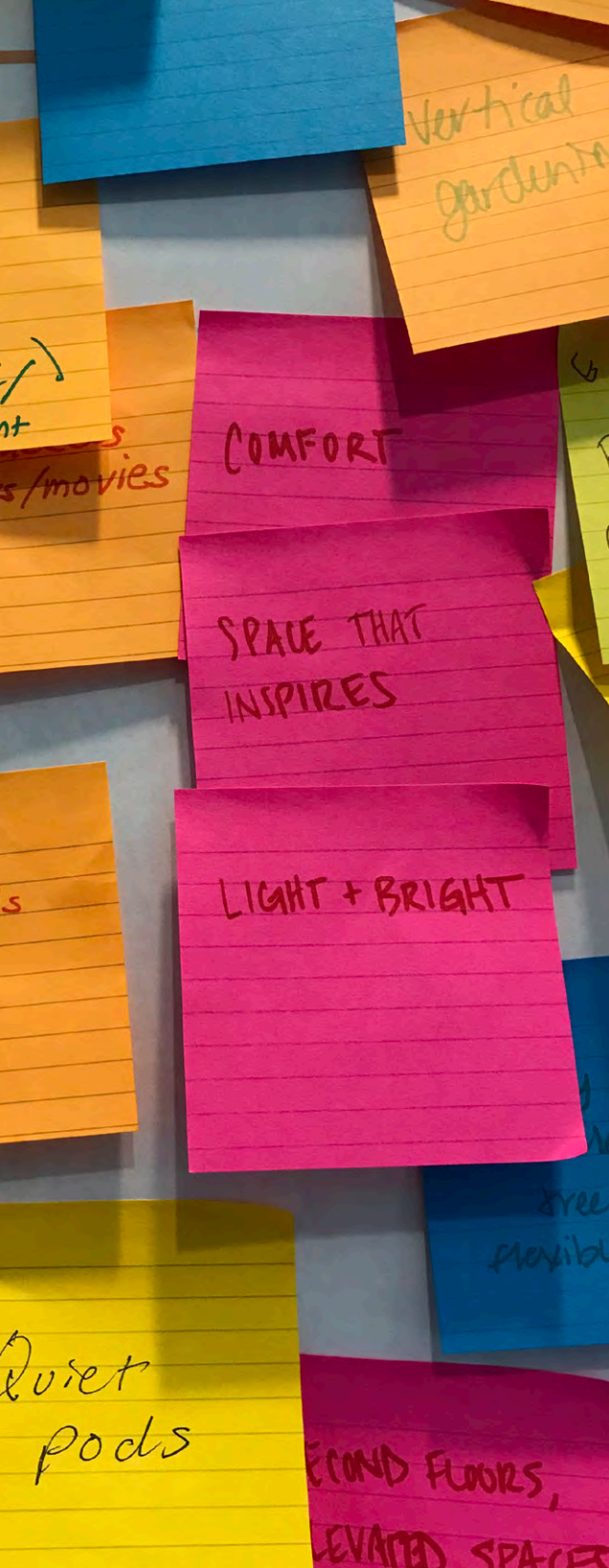
Attendees were asked to bring photos to the meeting representing ideas on how they use the library, how they interact with their community, and the things that inspire them about their culture. These photos were then shared and discussed in the group setting. The stories that emerged highlighted rich areas of opportunity and allowed our design team to more fully understand the values, attitudes, and driving forces in Adams County.





"The 21st century library is wherever you are."

21ST CENTURY LIBRARY



MINDBREAKING

In this section of the community visioning process, attendees were asked to provide brief written comments on Post-It notes about their thoughts and preferences for the future of Anythink Libraries. Photographs of library design from around the world were presented to inspire and encourage creative thinking in responses.

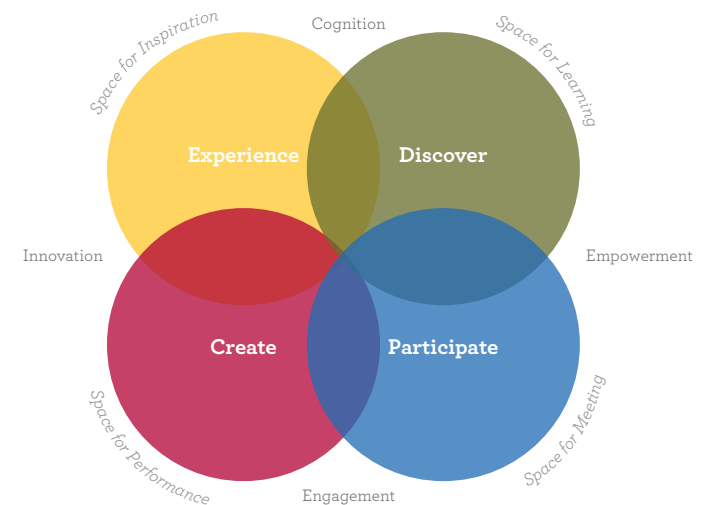
These responses were divided into the four categories of the Modern Library shown on the right: Experience, Discover, Create, and Participate. We also asked attendees “what is one thing you can do in a library” to develop a strong understanding of the activities that people value being able to do in their current library. The notes were collected in each meeting, compiled with the responses from all other meetings, and categorized to create the word clouds on the following pages.

Words that are larger in each of the clouds show what feedback was heard most often in each of the areas.



The Modern Library

D. Skot-Hansen et. al.
Royal School of Library and Information Science



ONE THING YOU CAN DO IN A LIBRARY





PROTOTYPING

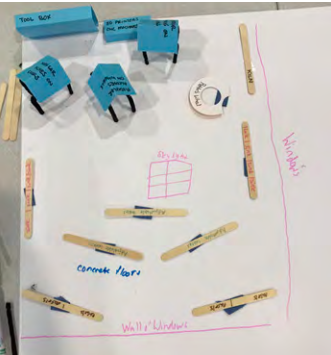
The prototyping phase is where experimentation is able to happen before any ground is broken. Given craft supplies, a pile of odds and ends, magazines, and complete creative freedom, attendees were asked to divide themselves into groups and work together to make a prototype of a part of a library centered on a big idea.

Working quickly to put together a simple three-dimensional model allowed people to not worry about the details or getting it right the first time, but instead stay focused on the endless possibilities for their ideas. As the participants worked to transform and communicate ideas in their head to a form that can be understood by others, it became obvious what ideas Anythink stakeholders and customers are excited about.

The next page showcases some of the innovative ideas that were “built” during the visioning sessions.

The following section shows how these concepts have been used by the design team to translate into the next stage of the library development process.





Creative Arts Studio



"Murphy" Computer Lab Station



The Great Court

Large Screen Outdoor Theatre and Seating



Amphitheater with Word Art Installation



Co-working Flex Spaces and Store in Library

Performance & Teen Lounge w/ Reading Cubbies



Three-Story Library with Rooftop Pool



Community Garden, Outdoor Harvest Table, and Silo



Interactive Shelving with Treehouse

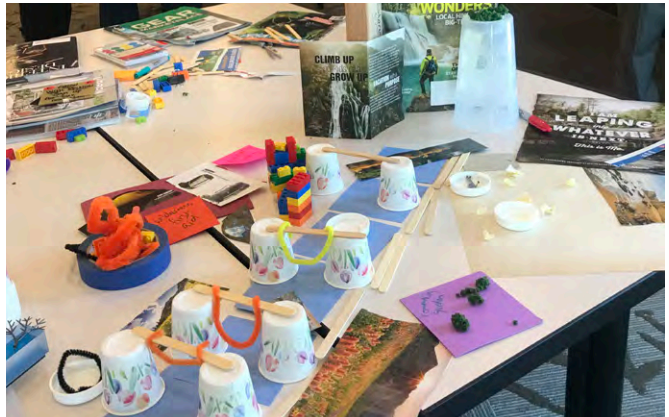


Outdoor Theater and Play Area

Children's Outdoor Reading Garden



Community Kitchen, Vertical Planting Wall and Gathering Table



Outdoor Adventure Spaces with Mountain Views



ANYTHINK 2.0

CREATE

CREATIVE ARTS STUDIO

(ANYTHINK LEADERSHIP)



ADJUSTABLE TABLES



POTTERY WHEELS



MOBILE STORAGE

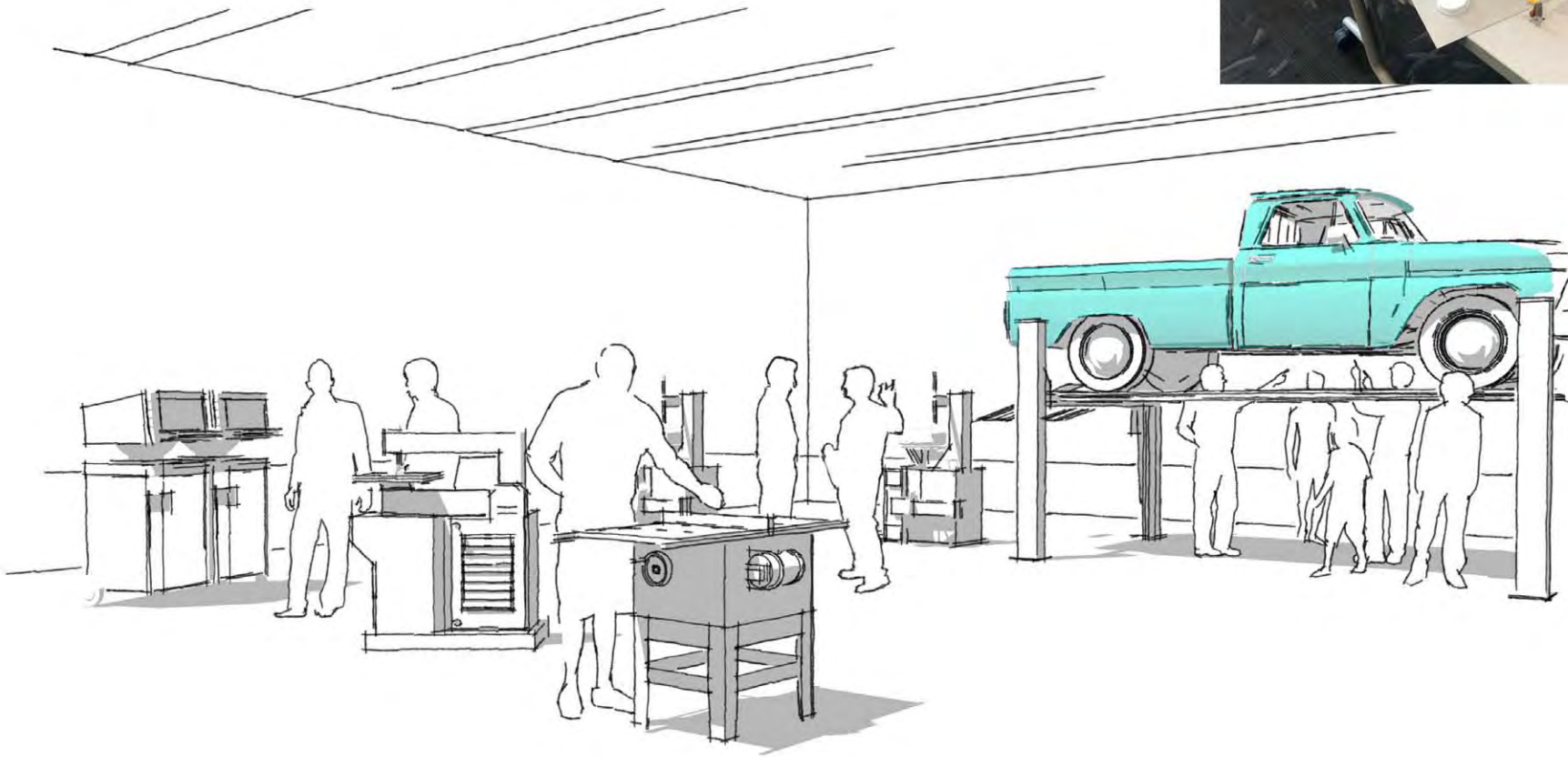


CATALYST FOR INNOVATION / 15
PAINTING EASELS

CREATE

TRADE SKILLS + TECHNICAL TRAINING

(ADAMS COUNTY SMALL BUSINESS + ENTREPRENEURS)



16 | Humphries Poli Architects and HBM Architects
WOOD SHOP



AUTO GARAGE



SUSTAINABLE ENERGY



TECHNICAL TRAINING

CREATE

COWORKING SPACE

(ADAMS COUNTY SMALL BUSINESS + ENTREPRENEURS)



COLLABORATION



3D PRINTING



PROGRAMMING



CATALYST FOUNDATION / 17

COWORKING SPACE

DISCOVER

INTERACTIVE SHELVING

(CULTURAL PARTNERS)



18 | Humphries Poir Architects and HBM Architects

COLORFUL LIGHTING



UNIQUE / EXCITING



INTERACTIVE



INDOOR / OUTDOOR



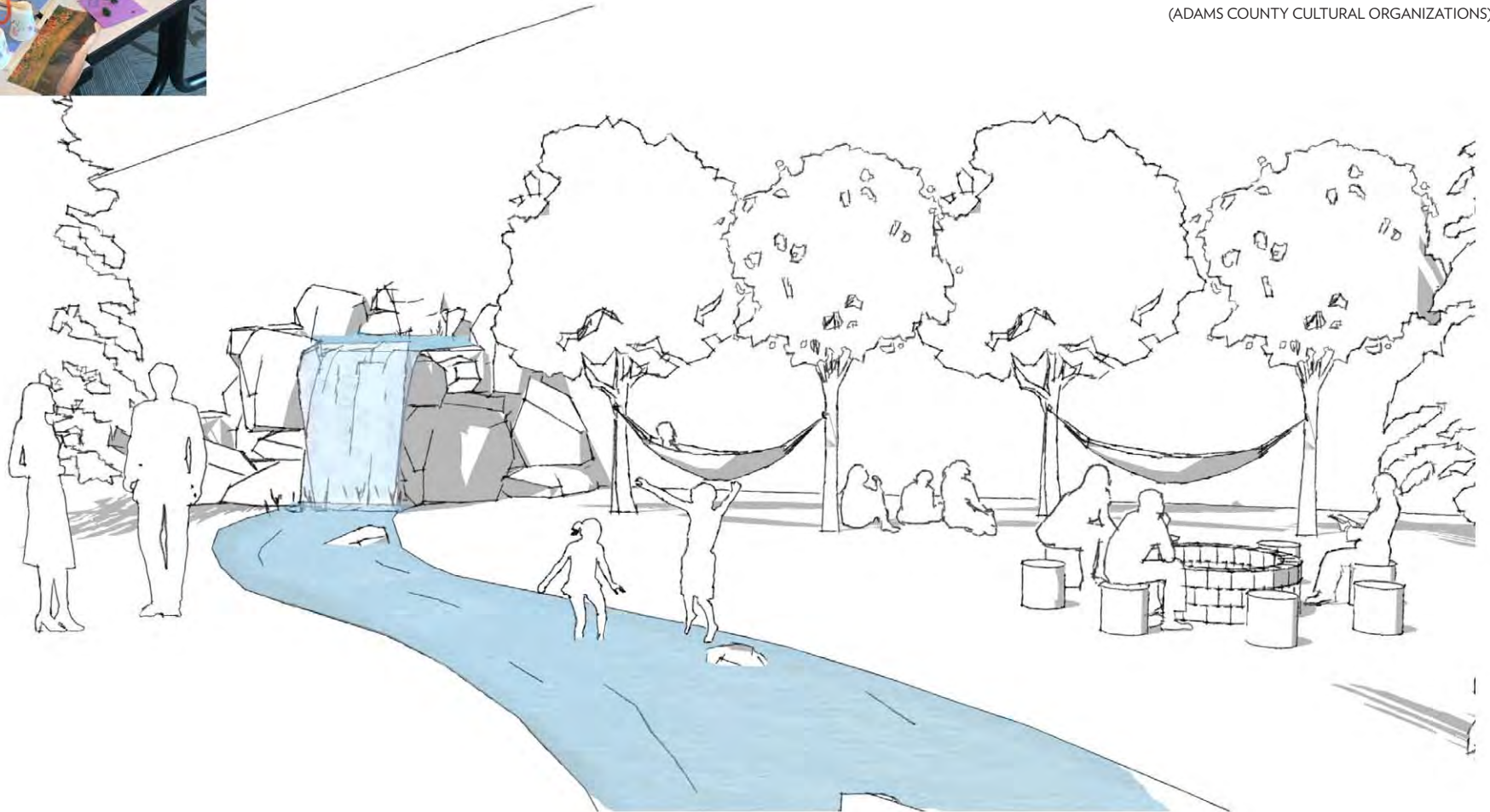
TREE-LIKE STRUCTURE



DISCOVER

OUTDOOR ADVENTURES

(ADAMS COUNTY CULTURAL ORGANIZATIONS)



FIRE PIT



HAMMOCKS



WATER ACTIVITIES

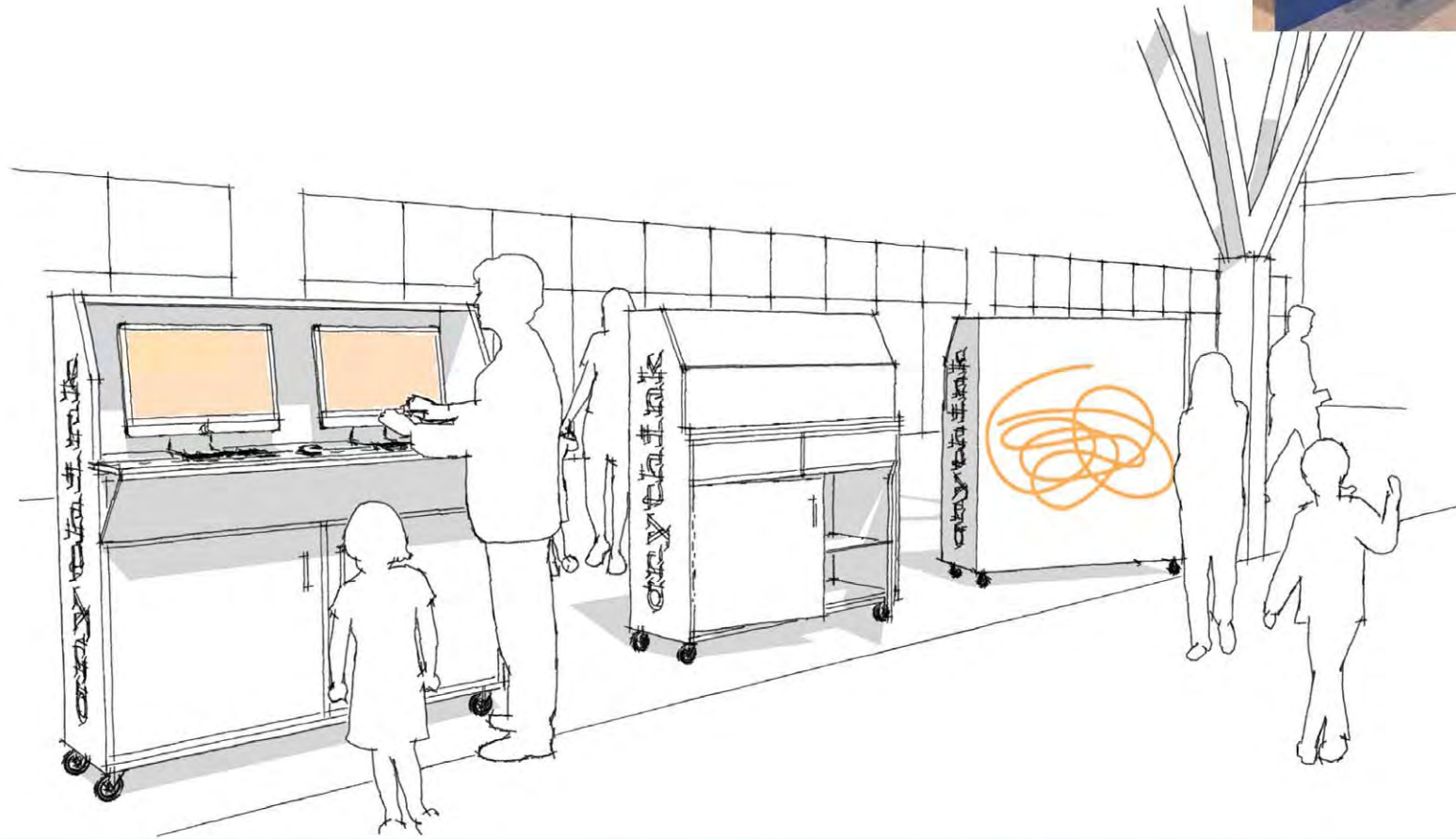


WILDERNESS TRAINING

DISCOVER

MURPHY COMPUTER STATION

(ANYTHINK LEADERSHIP)



20 | Humphries Poli Architects and HBM Architects

COMPACT



"MURPHY BED" STYLE DOOR



MOBILE STORAGE



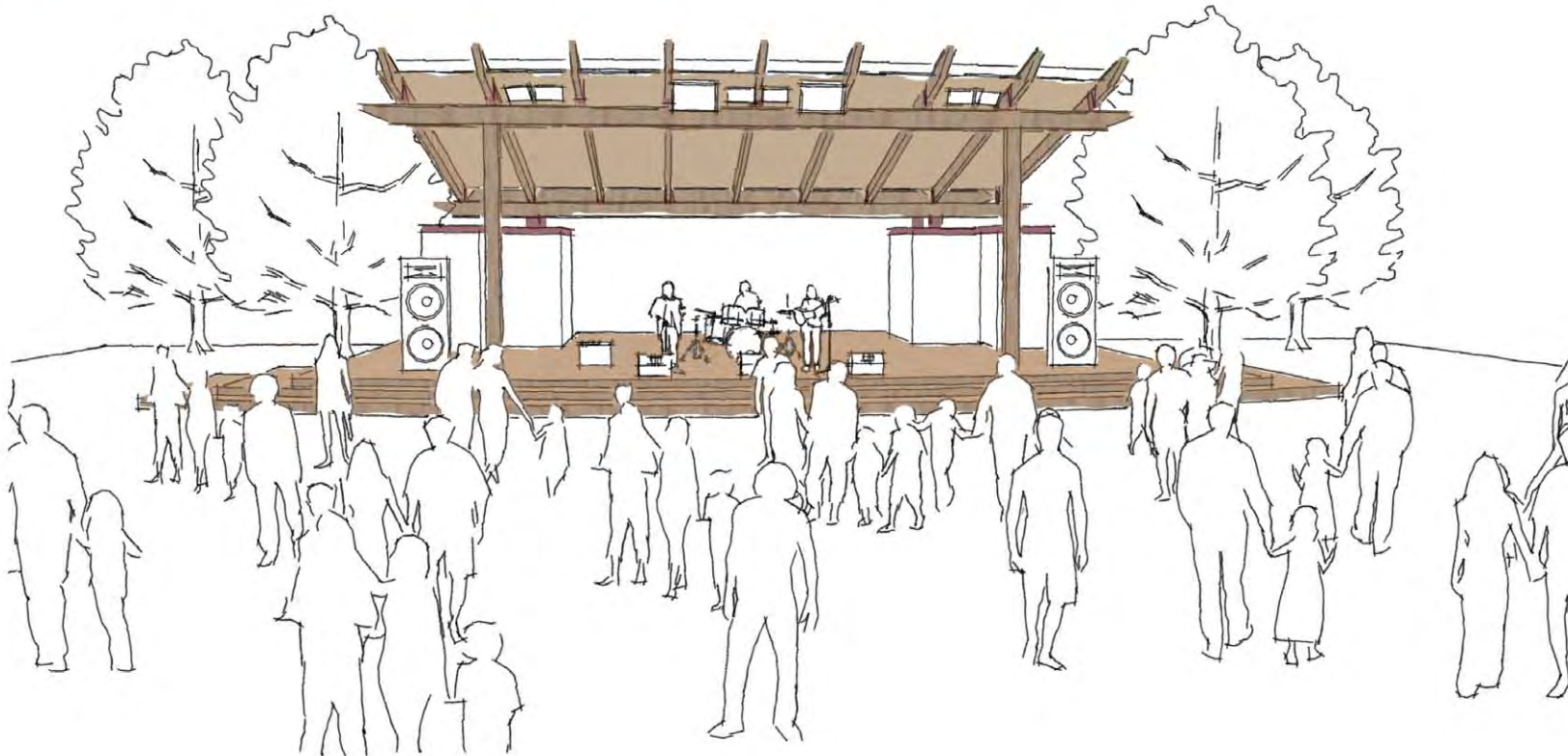
MODERN



DISCOVER

DINOSAUR OUTDOOR THEATER

(DOKKI RESEARCH GROUP)



DINOSAUR BONES



CONCERT VENUE



INDOOR / OUTDOOR

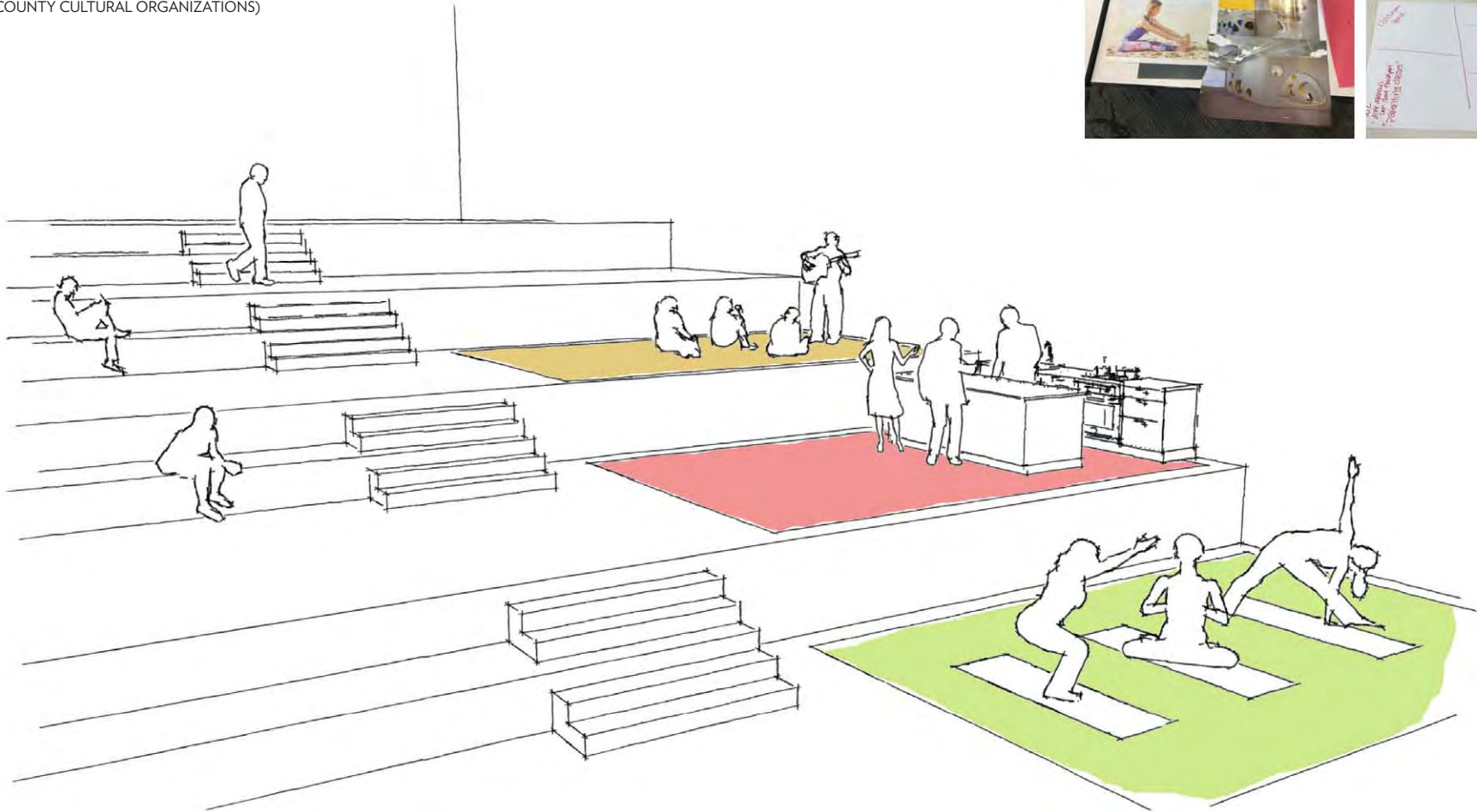


OPEN CANOPY

EXPERIENCE

FIVE SENSES

(ADAMS COUNTY CULTURAL ORGANIZATIONS)



22 | Humphries Poli Architects and HBN Architects

PERCEPTION



COOKING



MUSIC



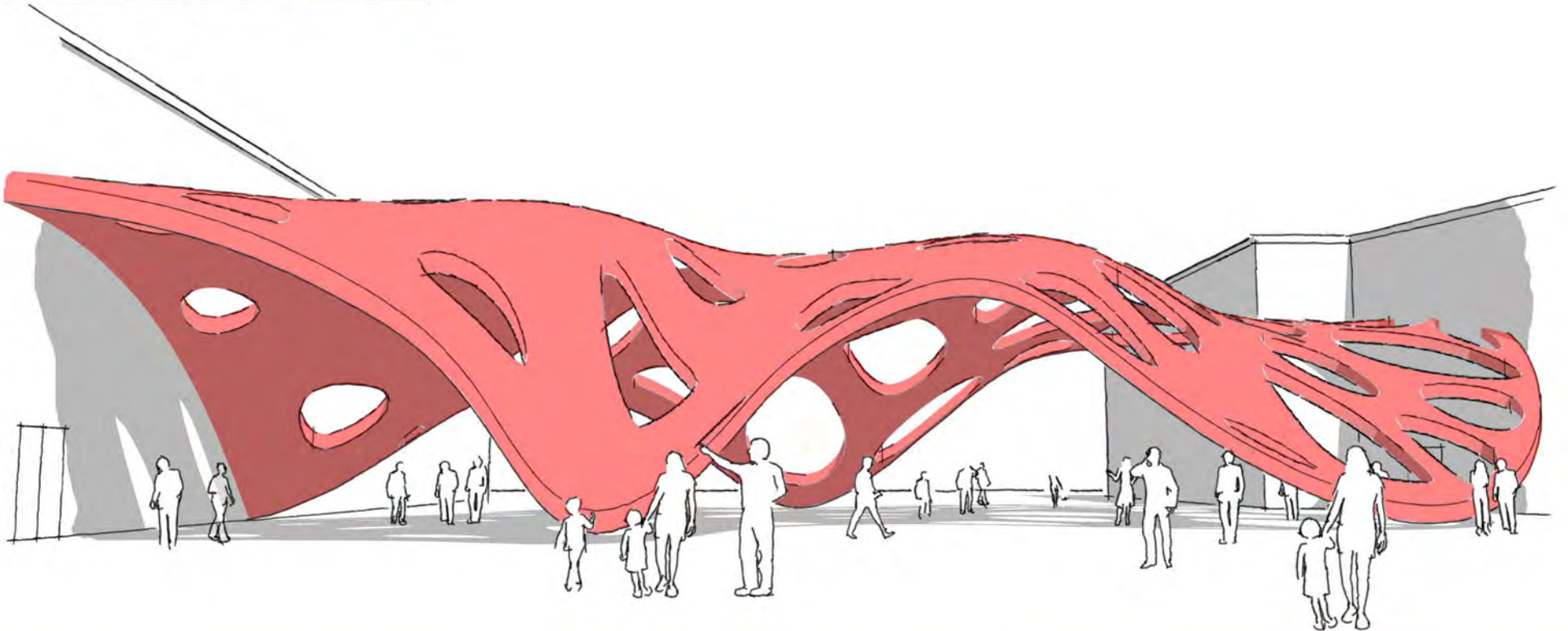
PROGRAM STATIONS



EXPERIENCE

THE GREAT COURT

(DOKK1 RESEARCH GROUP)



CREATIVE DESIGN



GRAND SCALE



INDOOR / OUTDOOR



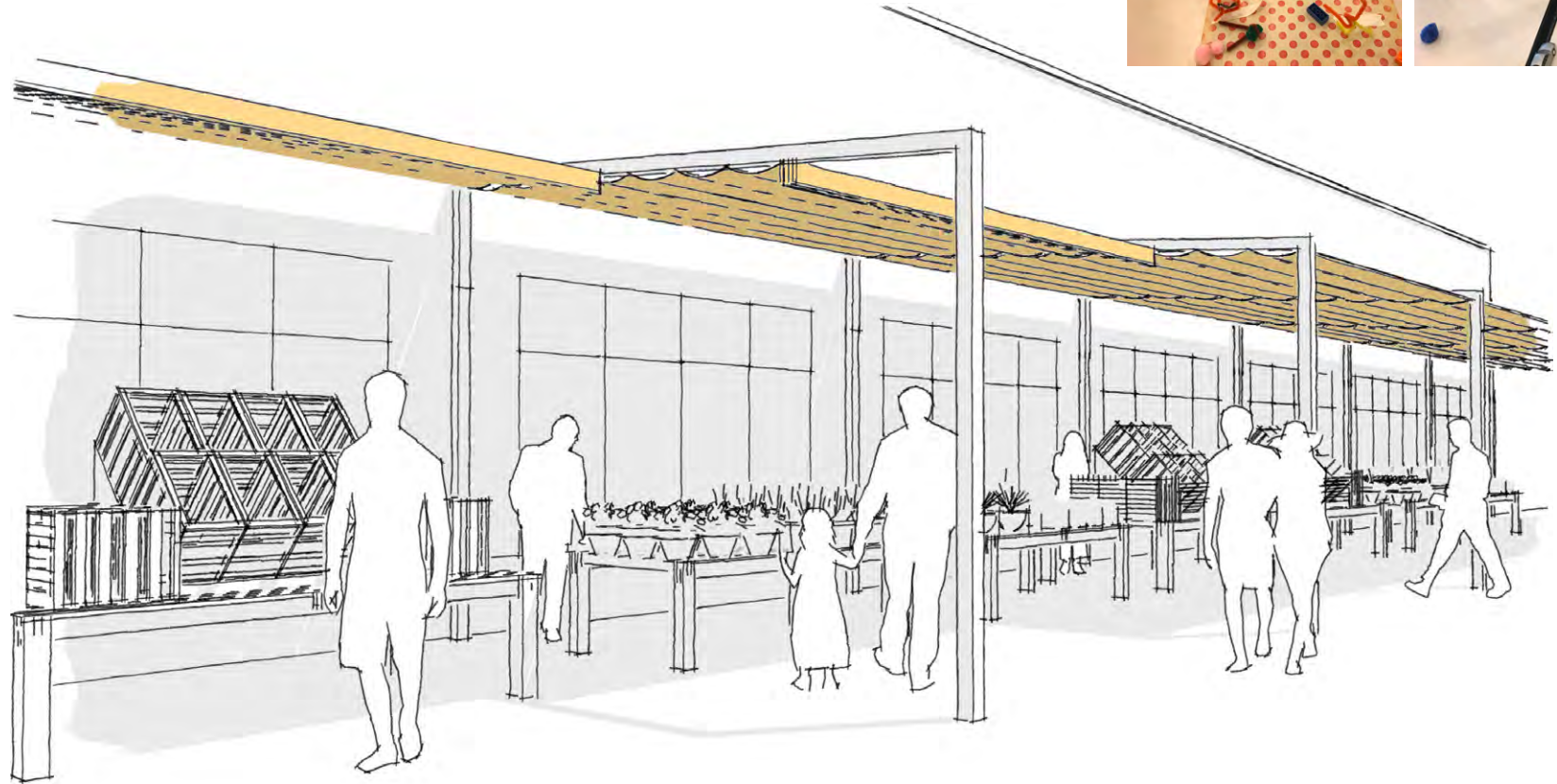
CATALYST FOR INNOVATION / 23

ORGANIC GEOMETRY

EXPERIENCE

MARKET SPACE WITH RETRACTABLE ROOF

(NORTHGLENN / THORNTON COMMUNITY)



INDOOR / OUTDOOR



AWNING



FARMERS MARKET



RETRACTABLE ROOF



EXPERIENCE

TALL CATHEDRAL INTERIOR, OUTDOOR LOUNGE

(NORTHGLENN / THORNTON COMMUNITY)



COMMUNITY GATHERING



OUTDOOR PROGRAMMING



NATURAL LIGHT



CATALYST FOR INNOVATION / 25

SPACIOUS

PARTICIPATE

COMMUNITY GARDEN + KITCHEN

(REUNION COMMUNITY)



26 | Humphries + Hui Architects and HBM Architects

COOKING CLASSES



FOOD PREPARATION



GARDEN HARVESTING



COMMUNITY GARDEN

PARTICIPATE

COMMUNITY HARVEST TABLE + PLANTING WALL

(REUNION COMMUNITY)



COMMUNITY



VERTICAL FARMING



OUTDOORS



PLANTING WALL

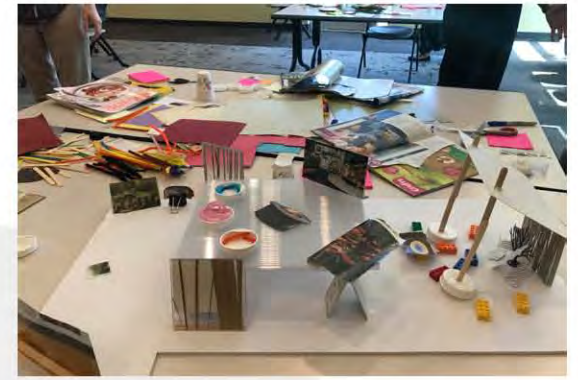


GATHERING SPACE

PARTICIPATE

WORD ART INSTALLATION

(CULTURAL PARTNERS)



28 | Humphries Poli Architects and HB

LIGHT PROJECTION



INTERACTIVE



COLORFUL



TYPOGRAPHY

ACKNOWLEDGEMENTS

ANYTHINK BOARD OF TRUSTEES

Suzie Brundage
Yadira Caraveo
Lynne Fox
Andrew C. Southard
Linda Wisniewski

ANYTHINK LEADERSHIP

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Steve Hansen, Consultant
Stacie Ledden
Logan Macdonald
Suzanne McGowan
Pam Sandlian Smith

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Kyle Kreischer

HUMPHRIES POLI ARCHITECTS

Dennis Humphries, AIA, Principal
Cherie Roberge, Graphic Designer

HBM ARCHITECTS

Peter Bolek, AIA, NCARB, President & Director of Design
James Shook, RA, LEED AP BD+C, Principal
David Franklin, Designer
Brooke Breiner, NCIDQ, LEED AP ID+C, Interior Design





anythink™



STUDY SESSION AGENDA ITEM

DATE: September 10, 2019
SUBJECT: Colorado Enterprise Fund
FROM: Raymond H. Gonzales, County Manager
AGENCY/DEPARTMENT: County Manager's Office
ATTENDEES: Carrie Hanson, Director of Development, Colorado Enterprise Fund and Lewis Hagler, Colorado Enterprise Fund
PURPOSE OF ITEM: Update and future possibilities
STAFF RECOMMENDATION: Informational

BACKGROUND:

Update on the Colorado Enterprise Fund and future possibilities.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office

ATTACHED DOCUMENTS:

Presentation
Adams County Loan Pool Report

FISCAL IMPACT:

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

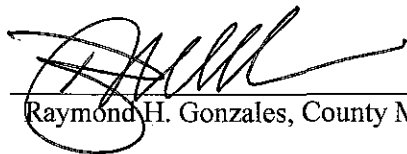
Fund:**Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

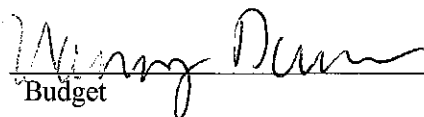
Additional Note:**APPROVAL SIGNATURES:**

Raymond H. Gonzales, County Manager

Alisha Reis, Deputy County Manager

Bryan Ostler, Deputy County Manager

Chris Kline, Deputy County Manager

APPROVAL OF FISCAL IMPACT:
Budget



Adams County Commissioners Colorado Enterprise Fund & North Metro Denver SBDC 2020 Planning



Agenda

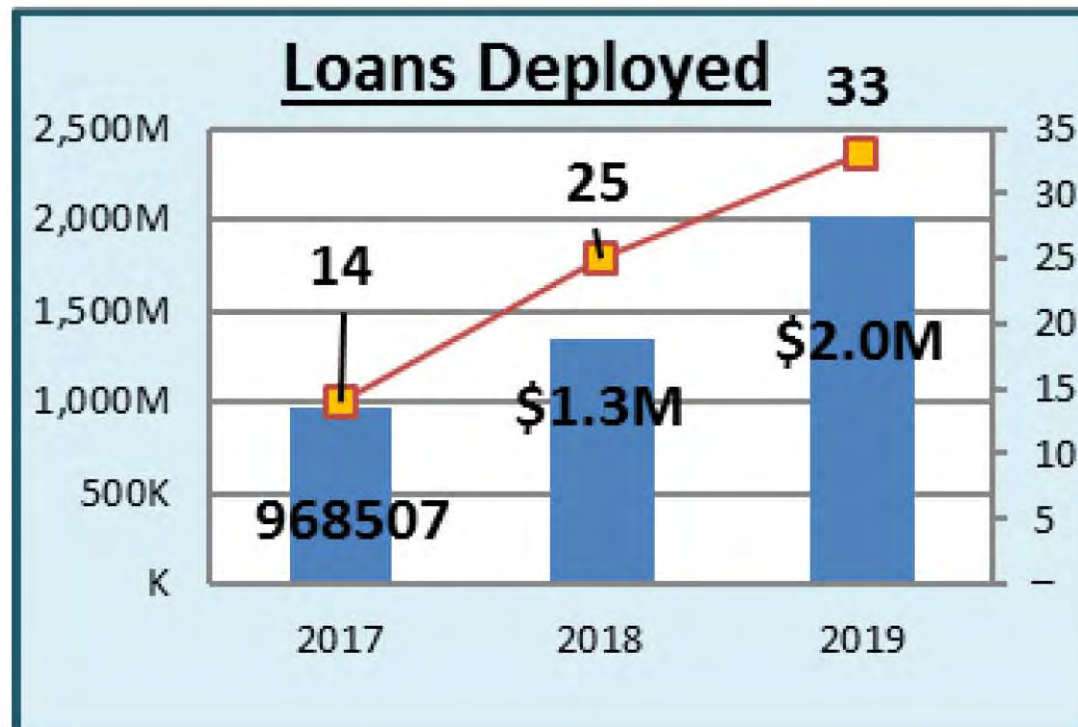
- CEF Impact in Adams County
- SBDC Impact in Adams County
- Targeted Opportunities in 2020 to Increase Impact
- Funding Requests
- Projected Outcomes
- Q&A

CEF Impact in Adams County

Adams County Microloan Fund - Community Impact Report

As of June 30, 2019

Loan Fund					Total w/ Non-Fund Source			
Funders	CEF	Total Funding	Deployed (Loan Fund)	Collected	Avail. Fund	Deployed	Collected	Avail. Fund
\$500K	\$500K	\$1,000K	\$1,322M 33 Loans	\$229K	(\$93K)	\$1,941M	\$298K	(\$643K)

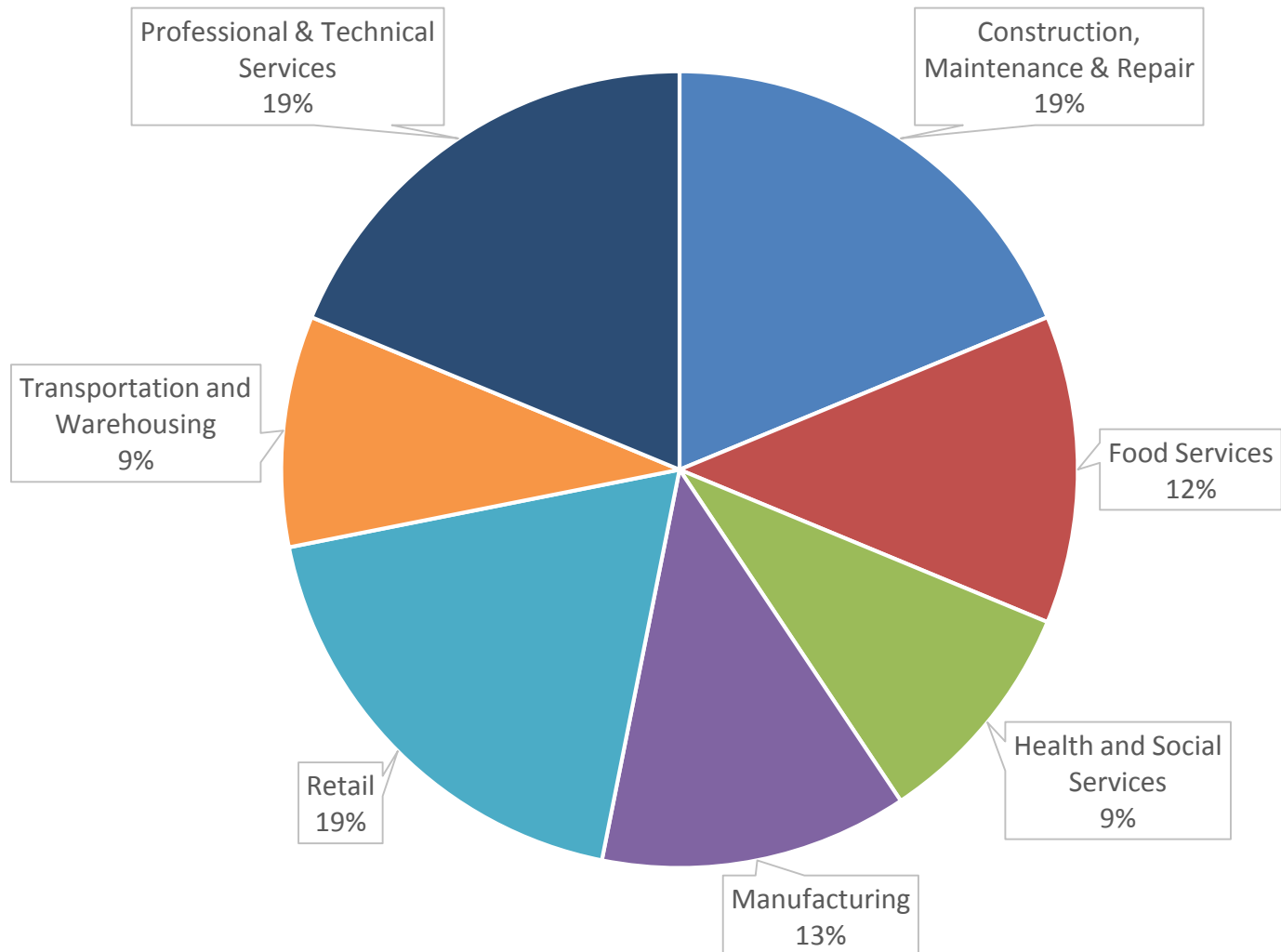


CEF Impact in Adams County

Targeted Impact

- 48% Woman owned businesses
 - 52% Low income borrowers
 - 39% Ethnic/racial minorities
 - 21% Start Ups
 - 6% Veterans
-
- 163 Jobs created or expected to be created
 - 270 Jobs retained
 - 336 Hours of business technical assistance (\$40K value)

Business Sector Impact



CEF Impact in Adams County

Business Summary

- Started: Reopened 2017
- Type: Healthy Food Services
- Loan: \$52K
- TA: 16 hours (Accounting)
- Impact: 8 FTE
- Referred by: Adams County

“We’ve worked with different businesses in the local foods economy to find funding and found CEF has helped strengthen this space more than anything else in Colorado”



CEF Impact in Adams County

Business Summary

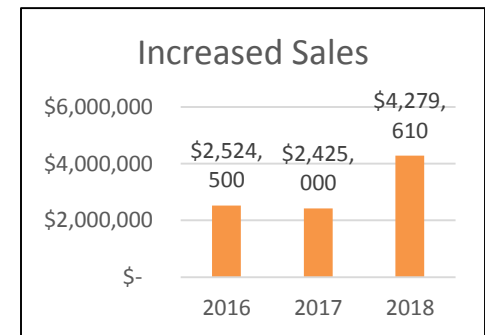
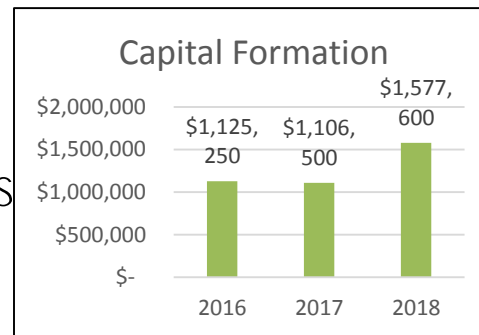
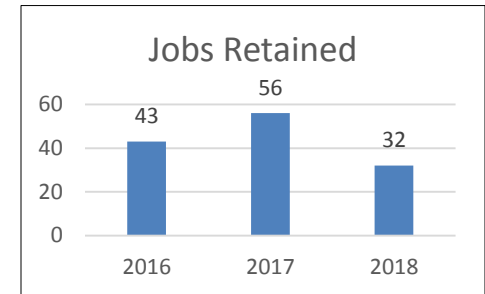
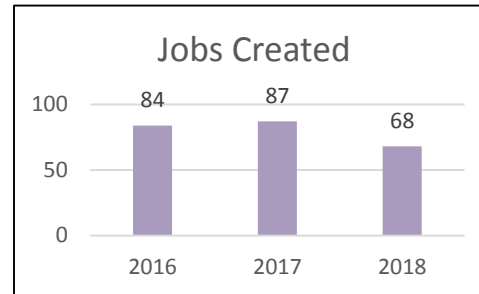
- Started: Reopened 2017
- Type: Health and Education
- Loan: \$38K (\$77K total)
- TA: 59 hours (Troubleshooting)
- Impact: 15 FTE created
- Referred by: Bank

Supports individuals with intellectual and development differences



SBDC Impact in Adams County (2016-2018)

- 43 Startups
- 239 Jobs Created
- 131 Jobs Retained
- \$3.8MM Capital Formation
- \$9.2MM Increased Sales
- 96 Clients with Impact
- 597 Clients Served
- 3,546 Free Consulting Hours
 - \$138,390 Value
- 36% Female Ownership
- 47% Minority Owned
- 8% Veteran Owned



SBDC Success Story in Adams County

Business Summary

- Started: 1968
- Type: Manufacturing
- Program: Small Manufacturers
AdvantEdge
- Impact: 50% Increase in Sales



Deltech designs and manufactures furnaces used around the world in government labs, corporate R&D labs, manufacturing plants and universities. Participated in SMA Program to improve manufacturing and grow sales.

SBDC Success Story in Adams County

Business Summary

- Started: 2018
- Type: Nano Craft Brewery
- Programs: Leading Edge, SBDC Consulting and CEF Financing
- Impact: Startup; Increased Sales 87% in Year 2; Started with 6 Employees and Added 2 New Employees in Year 2



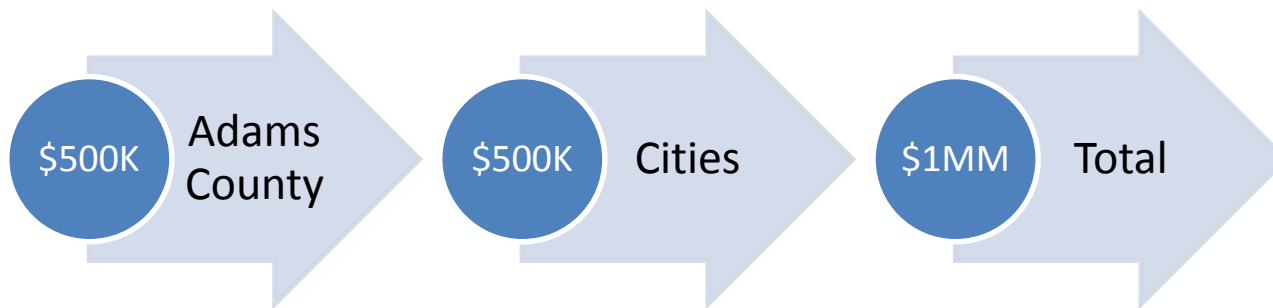
Mother Tucker Brewery started practicing their craft in their garage inviting neighbors to come in and taste their wares. SBDC consultants provided business planning, industry research, marketing and financing support. They utilized CEF financing to open their location in Thornton and plan to open a second location in the late 2019.

Targeted Opportunities

- Veterans Small Business
- Food Deserts- Healthy Food Finance
- Minority Owned Business
- Home Child Care
- Employee Ownership

Leverage Investment- CEF

- + Adams County Grant to CEF
- + Matching Grant Funding from Cities to Increase Leverage



- + Matching Funds from CEF > 1:1 Total Grants
> 2:1 Adams County Grant

Investment Options & Impact

Adams County Loan Capital Grant	\$500,000	\$600,000	\$750,000
City Match	\$500,000	\$600,000	\$750,000
CEF Match	\$1,000,000	\$1,200,000	\$1,500,000
Total ACP Boost	\$2,000,000	\$2,400,000,	\$3,000,000
New ACP Total Fund	\$3,000,000	\$3,400,000	\$4,000,000
New ACP Available Funds	\$1,907,000	\$2,307,000	\$2,907,000
Total New Businesses Helped (\$58K avg)	33	40	50
Years to Deploy (12 loans/yr)	3	3	4
Total Jobs Impacted	330	400	500
TA Hours Provided (\$value)	329 \$39K	398 \$48K	501 \$60K
Annual Operating Grant Request 2.5% of grants) (targeted pipeline, underwriting, servicing, TA)	\$25K	\$30K	\$37.5K

Projected Outcomes

- CEF provides Adams County startup and growth financing.
 - Drive \$2M *new* investment in Adams County economy to impact >330 JOBS
- SBDC objectives in 2020 supporting Adams County small businesses:
 - Develop and deliver new programs for veteran, minority and women owned businesses;
 - Develop outreach strategy to increase awareness driving an increase in free consulting service hours supporting Adams County small businesses by 10% over PY levels;
 - Develop and schedule local Small Business Workshops.
- Pilot Employee Ownership program launch in Adams County can be a model to roll out throughout Colorado.

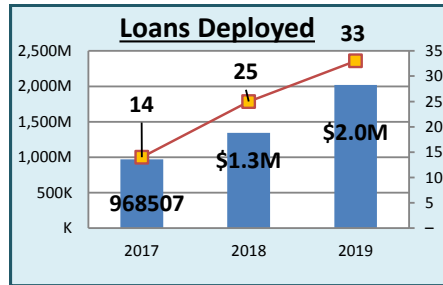
Questions



Adams County Microloan Fund - Community Impact Report

As of June 30, 2019

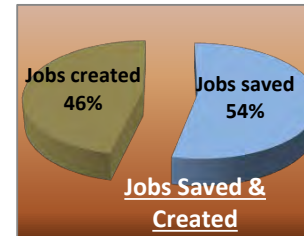
Loan Fund					Total w/ Non-Fund Source				
Funders	CEF	Total Funding	Deployed (Loan Fund)	Collected	Avail. Fund	Deployed	Collected	Avail. Fund	
\$500K	\$500K	\$1,000K	\$1,322M 33 Loans	\$229K	(\$93K)	\$1,941M	\$298K	(\$643K)	



Latest Loans Approved

Absolute Electrical Services, I	\$50K
Grub Concepts, LLC. d/b/a Rc	\$51K
Mile High Tax Services, LLC. a	\$50K
Loya's All in One, Inc.	\$50K
ABC Delivery, Inc.	\$50K
Ultimate Massage Services b	\$34K
Surge...Spin Experience, LLC.	\$50K

433 JOBS



saved or created from Program



WHO ARE WE HELPING IN YOUR COMMUNITY?



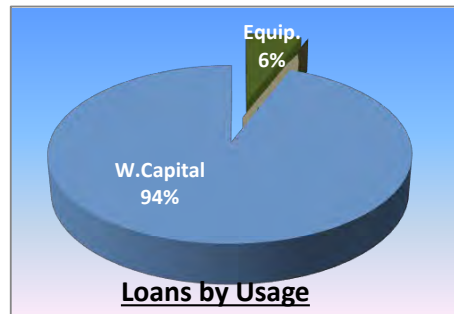
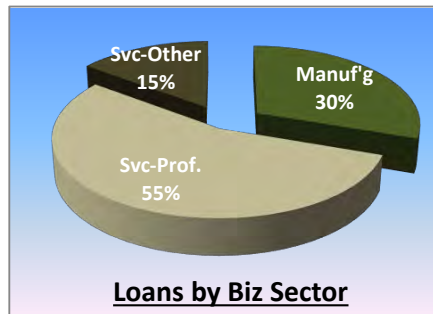
336 Hours

business counseling provided to Borrowers

Top 5 Areas CEF Helps the Business

1 Biz Planning	34%
2 Biz Troubleshooting	19%
3 Legal	11%
4 General Actg.	10%
5 Sales And Mktg.	7%

At Absolute Electrical Services, their priority is to ensure that every customer they help receives their absolute best. This family-owned and operated company in Denver always wants to go above and beyond in providing the highest standards of safety and service from professional electricians



9 new loans in pipeline. CEF is proud to offer specialized loan programs like Healthy Foods Fund, SBA Community Advantage and VALOR (Veteran Loan Program) to borrowers.

Adams County Microloan Fund - List of Borrowers

Total																	Average				
\$ 661,060 \$ 661,060 \$ 1,941,250 \$ 619,130 \$ 1,643,420 \$ 1,093,113																	\$ 353,542 \$ 172,800 \$ 3,509			9.19% 43 Months	
Business Name	Name	Address	City	Zip	Loan Pool Funding Uses	TotLoanAmtPart	Additional CEF Funds *	Current Bal.	FundBal.	Additional CEF FundBal	Close Date	Princ. Coll.	Int. Coll.	Fees Coll.	Status	Int. Rate	Maturity	Biz. Sector	Loan Purpose		
Absolute Electrical Services, LLC, d/b/a Absolute Elec	Stephens, Stephens	4920 Monaco Street	Commerce City	80022	\$25,000 \$25,000	\$153,465	\$103,465	\$153,465	\$50,000	\$103,465	01/25/19	-	-	-	Active	8.75%		Arts, Entertainment, and Recreation	Start-Up Capital		
Grub Concepts, LLC, d/b/a Rooted Agriculture and a	Pettenger, Pettenger	4477 Osceola Street	Denver	80212	\$25,500 \$25,500	\$51,000	\$103,465	\$50,564	\$50,564	-	06/21/19	\$436	\$458	\$10	Active	7.99%		Construction	Refinanced Business		
Millie High Tax Services, LLC, and all related trade na	Garcia, Garcia	8774 Yates Drive, Suite 315	Westminster	80041	\$25,000 \$25,000	\$102,340	\$52,340	\$102,340	\$50,000	\$52,340	02/14/19	-	\$2,645	\$29	Active	9.25%		Construction	Business Acquisition		
Loya's All in One, Inc.	Loya, Loya	2222 East 74th Avenue, Unit 8	Denver	80029	\$25,000 \$25,000	\$51,260	\$1,260	\$51,260	\$50,000	\$1,260	05/04/18	-	\$1,426	\$29	Active	9.49%		Construction	Expansion		
ABC Delivery, Inc.	Olson, Olson	10935 Alvin Drive	Northglenn	80233	\$25,000 \$25,000	\$51,300	\$1,300	\$51,300	\$50,000	\$1,300	08/25/17	-	\$1,451	\$29	Active	9.49%		Construction	Working Capital		
Ultimate Massage Services by Norma, LLC, and all re	Heide, Heide	10329 Washington Street	Thornton	80229	\$16,960 \$16,960	\$33,920	-	\$33,920	\$33,920	-	12/22/17	-	\$1,135	\$38	Active	9.97%		Construction	Working Capital		
...Spin Experience, LLC.	Halliday, Halliday	348 East Bridge Street	Brighton	80601	\$25,000 \$25,000	\$76,840	\$26,840	\$76,234	\$49,606	\$26,628	03/28/18	\$606	\$2,784	\$38	Active	10.25%		Construction	Working Capital		
Arrow City, LLC, d/b/a OnePoint; Arrow Trucking	Harrington, Harrington	7100 Broadway, Suite 3E	Denver	80021	\$25,000 \$25,000	\$153,545	\$147,393	\$147,393	\$47,997	\$99,396	04/22/19	\$6,152	\$5,158	\$38	Active	9.00%		Food Services and Accommodation	Working Capital		
Dingo Diner, Inc.	Pawlik, Pawlik	2741 West 120th Avenue, Suite 3	Westminster	80234	\$12,933 \$12,933	\$51,820	-	\$23,673	\$23,673	-	09/04/18	\$2,192	\$1,057	\$88	Active	9.49%		Food Services and Accommodation	Leasehold Improvements		
Rolando Lopez d/b/a International Custom Wood Wo	Lopez, Lopez	4835 Monaco Street	Commerce City	80022	\$25,000 \$25,000	\$51,820	\$1,820	\$46,124	\$44,504	\$99,320	11/15/17	\$5,696	\$3,110	\$116	Active	9.99%		Food Services and Accommodation	Working Capital		
Stanfordo, LLC, d/b/a ASTI d'Italia	Stanford, Stanford	14648 Delaware Street, Unit 200	Westminster	80023	\$10,200 \$10,200	\$18,905	-	\$18,905	\$18,905	-	08/25/17	\$1,495	\$1,422	\$76	Active	9.51%		Food Services and Accommodation	Working Capital		
Qn The Dollar, Inc.	Schrollor, Schrollor	421 West 104th Avenue, Suite L	Northglenn	80234	\$18,050 \$18,050	\$36,100	-	\$31,961	\$31,961	-	08/14/17	\$4,139	\$2,869	\$95	Active	9.25%		Health Care and Social Assistance	Working Capital		
Kids's Gifts and Goodies, LLC, etal.	Halachar, Halachar	121 West 104th Avenue, Suite E	Northglenn	80234	\$10,433 \$10,433	\$20,865	-	\$18,721	\$18,721	-	11/15/17	\$2,144	\$2,050	\$105	Active	10.24%		Health Care and Social Assistance	Working Capital		
KDS, Inc., a Co., LLC, d/b/a DDS Freight	Romero, Romero	42516 Hudson Way	Thornton	80241	\$25,000 \$25,000	\$56,350	\$6,350	\$50,260	\$44,596	\$5,664	01/29/19	\$6,090	\$3,376	\$105	Active	9.00%		Health Care and Social Assistance	Expansion		
Diaz Agency, Inc. d/b/a Diaz Insurance Services	Diaz, Diaz	8442 Federal Boulevard	Westminster	80031	\$15,313 \$15,313	\$30,625	-	\$25,833	\$25,833	-	08/25/17	\$4,792	\$2,972	\$114	Active	9.74%		Manufacturing	Working Capital		
Cleanable, LLC	Cortes, Cortes	PO Box 140364	Edgewater	80214	\$7,775 \$7,775	\$15,559	-	\$11,073	\$11,073	-	09/19/18	\$4,477	\$1,610	\$114	Active	10.73%		Manufacturing	Working Capital		
Trusted Accounting & Tax Services, P.C., a Co. Corp.	Pollock, Pollock	P.O. Box 649	Freestone	80520	\$18,083 \$18,083	\$36,165	-	\$31,035	\$31,035	-	12/22/17	\$5,130	\$2,552	\$95	Active	9.98%		Manufacturing	Working Capital		
Freight Stylez, LLC, d/b/a All Four Paws Dog Groomi	Hartkopf, Hartkopf	8510 1/4 Pearl Street	Thornton	80229	\$3,223 \$3,223	\$6,445	-	-	-	-	10/05/17	\$6,445	\$320	\$152	PIF	12.01%		Manufacturing	Working Capital		
Dingo Diner, Inc.	Sullivan, Carol	2741 West 120th Avenue, Suite 3	Westminster	80234	\$25,000 \$25,000	\$76,790	\$26,790	\$65,550	\$42,681	\$22,869	03/28/18	\$9,450	\$8,124	\$173	Active	9.50%		Services-Other	Working Capital		
Rubert Sho Gr	Crawbill, Michael	11995 Highway 79	Bennett	80102	\$25,000 \$25,000	\$51,600	\$1,600	\$49,331	\$41,988	\$1,344	08/25/17	\$8,269	\$7,177	\$143	Active	8.50%		Services-Other	Working Capital		
GoldStar Learning Options, Inc.	Swihk Burpo, Katherine	7000 Broadway, Suite 208	Denver	80021	\$25,000 \$25,000	\$77,190	\$27,190	\$66,060	\$42,791	\$23,270	10/05/17	\$11,130	\$10,270	\$143	Active	9.50%		Services-Professional & Technical	Working Capital		
International Custom Wood Work, LLC	Lopez, Rolando	4835 Monaco Street	Commerce City	80022	\$25,000 \$25,000	\$51,775	\$1,775	\$32,075	\$30,976	\$1,100	02/19/19	\$97,180	\$9,080	\$453	Active	12.00%		Services-Professional & Technical	Business Acquisition		
A+ Waterproofing & Sealants, LLC	Flores, Brenda	7000 East 58th Avenue, Suite 10	Commerce City	80022	\$20,573 \$20,573	\$41,145	-	\$32,771	\$31,415	-	05/25/18	\$8,374	\$5,726	\$143	Active	8.50%		Services-Professional & Technical	-		
Animal Health Care Denver, LLC, etal.	Sayer, Cathryn	6701 Washington Street	Denver	80029	\$25,000 \$25,000	\$51,540	\$1,540	\$39,771	\$38,583	\$1,188	04/05/18	\$11,769	\$7,561	\$143	Active	8.50%		Services-Professional & Technical	Working Capital		
High 5 Plumbing, Inc.	Torres, Levi	850 East 73rd Avenue, Unit 4	Denver	80029	\$25,000 \$25,000	\$76,890	\$26,890	\$59,116	\$38,442	\$20,674	08/14/17	\$17,774	\$11,736	\$143	Active	8.00%		Services-Professional & Technical	Working Capital		
First Premier Insurance Agency, LLC	Jaramillo, David	29 North Main Street	Brighton	80601	\$15,300 \$15,300	\$30,600	-	-	-	-	03/08/18	\$10,200	\$400	-	C/Off	8.00%		Services-Professional & Technical	Working Capital		
A Cut Above Landscape, LLC	Hoke, Jason	6669 Colorado Boulevard, Unit A	Commerce City	80022	\$25,000 \$25,000	\$102,390	\$52,390	\$81,575	\$39,835	\$41,739	12/03/18	\$20,815	\$14,867	\$173	Active	8.50%		Trade-Retail	Expansion		
Bromley Hishinura Local Foods Campus, LLC	Mudd, Kimberly	1594 East Bromley Lane	Brighton	80601	\$25,000 \$25,000	\$51,780	\$1,780	\$41,463	\$40,038	\$1,425	07/11/18	\$10,317	\$8,589	\$143	Active	8.00%		Trade-Retail	Working Capital		
Nichelson Insurance Agency, LLC	Nichelson, Jessica	2843 East 136th Place	Brighton	80602	\$25,000 \$25,000	\$51,550	\$1,550	\$37,260	\$36,415	\$1,155	06/19/18	\$13,135	\$9,226	\$133	Active	7.75%		Trade-Retail	Working Capital		
Sportman Manufacturing Company, a Co. Corpora	Schaefer, Gregory	5495 East 69th Avenue	Commerce City	80022	\$25,000 \$25,000	\$228,940	\$178,940	\$182,468	\$39,851	\$142,617	03/08/18	\$46,472	\$35,193	\$143	Active	7.50%		Trade-Retail	Working Capital		
Beltzan's Meat Market, LLC	Beltzan, Valerie	11920 Washington Street, Unit B	Northglenn	80233	\$25,000 \$25,000	\$51,765	\$1,765	\$36,765	\$35,511	\$1,254	01/16/19	\$15,001	\$5,239	\$143	Active	4.50%		Transportation and Warehousing	Refinanced Business		
Ultimate Massage Services by Norma, LLC, and all re	Heide, Norma	10329 Washington Street	Thornton	80029	\$3,745 \$3,745	\$7,490	-	-	-	-	06/15/18	\$7,490	\$1,460	\$95	PIF	11.99%		Transportation and Warehousing	Expansion		
Coyote Visions, LLC, etal.	Shannon, Donna	8120 Sheridan Boulevard, Suite A	Westminster	80003	\$7,975 \$7,975	\$15,950	-	-	-	-	02/06/19	\$16,372	\$1,755	\$75	PIF	8.50%		Transportation and Warehousing	Expansion		

Pipeline Analysis

6/30/2019

CURRENT

<u>Company</u>	<u>Amount</u>
Infuzed Soda Bar	\$40,000
ALG Connections, INC	\$150,000
MG Cleaning Systems	\$25,000
Empowered Health Colorado, LLC.	\$50,000
Miette et Chocolat, LLC	\$15,000
Hoffman Restaurant Group	\$60,000
YS Construction Clean Up Services	\$40,000
La Casita, Ltd.	\$36,000
Muddy River Manufacturing, LLC. d/b/a Hik	\$21,000

Status

[illegible]

PREVIOUS

<u>Company</u>	<u>Amount</u>
Rocket TakeOffs Inc	\$ 100,000.00
Family Car Wash	\$ 150,000.00
SAZ Fitness DBA Snap Fitness	\$ 100,000.00
E Squared Solutions	\$ 200,000.00
The Studio Corp	\$ 100,000.00
Brothers Tires II LLC	\$ 50,000.00
MC Veteran Cleaning Services	\$ 15,000.00
Andmore Coatings LLC	\$ 40,000.00
Commercial Vehicle Training Center	\$ 50,000.00

Action

[illegible]

Adams County Microloan Fund - Portfolio Report

As of September 30, 2018

Capital Contribution	6/9/2016
ACED Grant	\$ 500,000
Losses applied to capital avail	\$ (6,071)
CEF Match Commitment	\$ 500,000
TOTAL	\$ 991,893
To Date Loaned from Pool	\$ -
To Date Collected	\$ 353,542
Lendable capital	\$ 1,345,436
Outstanding Balance (Inc. Additional Financing)	
Current	\$ -
0-30 days delinq	\$ 32,075
31-60 days delinq	\$ -
61-90 days delinq	\$ -
90+ days delinq	\$ -
TOTAL	\$ 32,075

PIPELINE *

Number of Applications in Pipeline as of Report Date	0
Seeking loans in the amount of	\$ 437,000
Applications declined since beginning of loan fund	10
Seeking loans in the amount of	\$ 895,000

Current Loan Pool Details

Borrower	Loan Capital	Fees	Total Loan	loan date	maturity	Term Mos	Rate	Location	Zip	Location	Zip	NAICS	Type of Business	Loan Bal	status	status note	C/O amt	jobs created	jobs retained
Absolute Electrical Services, LLC. d/b/a Absolute Electrical	\$153,465		\$ 153,465.00	6/21/2019	6/21/2024	60 Mo	8.75%	4920 Monaco Street	80022	4920 Monaco Street	80022	238210	Construction	\$153,465	Active	Current	\$0	7	23
Grub Concepts, LLC. d/b/a Rooted Agriculture and all relat	\$151,000		\$ 151,000.00	4/22/2019	4/22/2025	72 Mo	7.99%	1477 Osceola Street	80212	1477 Osceola Street	80212	111219	Agriculture, Forestry, Natural Resources	\$50,564	Active	Current	\$0	2	2
Mill High Tax Services, LLC. and all related trade names	\$102,340		\$ 102,340.00	2/19/2019	2/19/2029	120 Mo	9.25%	8774 Yates Drive, Suite 315	80041	8774 Yates Drive, Suite 315	80041	541211	Services-Professional & Technical	\$102,340	Active	Current	\$0	2	2
Loya's All in One, Inc.	\$51,260		\$ 51,260.00	2/14/2019	2/14/2025	72 Mo	9.49%	2222 East 74th Avenue, Unit 8	80229	2222 East 74th Avenue, Unit 8	80229	238160	Construction	\$51,260	Active	Current	\$0	2	3
ABC Delivery, Inc.	\$51,300		\$ 51,300.00	2/6/2019	2/6/2025	72 Mo	9.49%	10935 Alvin Drive	80233	10935 Alvin Drive	80233	492110	Transportation and Warehousing	\$51,300	Active	Current	\$0	18	3
Ultimate Massage Services by Norma, LLC. and all related	\$33,920		\$ 33,920.00	1/29/2019	1/29/2025	72 Mo	9.97%	10329 Washington Street	80229	10329 Washington Street	80229	812199	Services-Other	\$33,920	Active	Current	\$0	9	5
Surge - Spin Experience, LLC.	\$76,840		\$ 76,840.00	1/25/2019	1/25/2026	84 Mo	10.25%	348 East Bridge Street	80601	348 East Bridge Street	80601	713940	Arts, Entertainment, and Recreation	\$76,234	Active	Current	\$0	2	3
Arrow Civil, LLC. d/b/a OnePoint; Arrow Trucking	\$153,545		\$ 153,545.00	1/16/2019	1/16/2024	70 Mo	9.00%	7100 Broadway, Suite 3E	80221	7100 Broadway, Suite 3E	80221	541330	Services-Professional & Technical	\$147,393	Active	Current	\$0	10	18
Dingo Diner, Inc.	\$25,865		\$ 25,865.00	12/3/2018	12/3/2022	48 Mo	9.49%	2741 West 120th Avenue, Suite 300	80234	2741 West 120th Avenue, Suite 300	80234	453910	Trade-Retail	\$23,673	Active	Current	\$0	0	7
Rolando Lopez d/b/a International Custom Wood Work	\$51,820		\$ 51,820.00	9/19/2018	9/19/2028	120 Mo	9.99%	4835 Monaco Street	80022	4835 Monaco Street	80022	337110	Manufacturing	\$46,124	Active	Current	\$0	1	0
StanfordCo, LLC. d/b/a ASTI d'Italia	\$20,400		\$ 20,400.00	9/4/2018	9/4/2023	60 Mo	9.51%	14648 Delaware Street, Unit 200	80023	14648 Delaware Street, Unit 200	80023	722511	Food Services and Accommodation	\$18,905	Active	Current	\$0	2	10
On The Dollar, Inc.	\$36,100		\$ 36,100.00	7/11/2018	7/11/2024	72 Mo	9.25%	421 West 104th Avenue, Suite L	80234	421 West 104th Avenue, Suite L	80234	452319	Trade-Retail	\$31,961	Active	Current	\$0	2	3
Kary's Gifts and Goodies, LLC., etal.	\$20,865		\$ 20,865.00	6/19/2018	6/19/2024	72 Mo	10.24%	421 West 104th Avenue, Suite E & F	80234	421 West 104th Avenue, Suite E & F	80234	445299	Trade-Retail	\$18,721	Active	Current	\$0	3	2
DDS, Inc., a Co. LLC., d/b/a DDS Freight	\$56,350		\$ 56,350.00	6/15/2018	6/15/2024	72 Mo	9.00%	12516 Hudson Way	80241	12516 Hudson Way	80241	423440	Trade-Wholesale	\$50,260	Active	Current	\$0	5	1
Diaz Agency, Inc. d/b/a Diaz Insurance Services	\$30,625		\$ 30,625.00	5/25/2018	5/25/2023	60 Mo	9.74%	8442 Federal Boulevard	80031	8442 Federal Boulevard	80031	524210	Services-Professional & Technical	\$25,833	Active	Current	\$0	4	4
Cleanable, LLC.	\$15,550		\$ 15,550.00	5/4/2018	5/4/2021	36 Mo	10.73%	PO Box 140364	80214	PO Box 140364	80214	238990	Construction	\$11,073	Active	Current	\$ -	4	0
Trusted Accounting & Tax Services, P.C., a Co. Corp.	\$36,165		\$ 36,165.00	4/5/2018	4/5/2023	60 Mo	9.98%	P. O. Box 649	80520	P. O. Box 649	80520	541211	Services-Professional & Technical	\$31,035	Active	Current	\$ -	5	3
Doggie Stytle, LLC. d/b/a All Four Paws Dog Grooming	\$6,445		\$ 6,445.00	3/28/2018										\$0	Error - Invalid Loan	delete_due_to_error	\$ -	0	0
Dingo Diner, Inc.	\$76,790		\$ 76,790.00	3/8/2018	3/8/2025	84 Mo	9.50%	2741 West 120th Avenue, Suite 300	80234	2741 West 120th Avenue, Suite 300	80234	453910	Trade-Retail	\$65,550	Active	Current	\$ -	7	4
Hubert Shoe Grease Company, LLC.	\$51,600		\$ 51,600.00	12/22/2017	12/22/2022	60 Mo	8.50%	11995 Highway 79	80102	11995 Highway 79	80102	235612	Manufacturing	\$43,331	Active	Current	\$ -	8	0
GoldStar Learning Options, Inc.	\$77,190		\$ 77,190.00	11/15/2017	11/15/2024	84 Mo	9.50%	7000 Broadway, Suite 208	80221	7000 Broadway, Suite 208	80221	621340	Health Care and Social Assistance	\$66,060	Active	Current	\$ -	15	96
International Custom Wood Work, LLC.	\$51,775		\$ 51,775.00	10/5/2017	10/1/2019	24 Mo	12.00%	4835 Monaco Street	80022	4835 Monaco Street	80022	337122	Manufacturing	\$32,075	Active	<30	\$ 5,247	1	0
Ax Waterproofing & Sealants, LLC.	\$41,145		\$ 41,145.00	8/25/2017	8/1/2023	71 Mo	8.50%	7000 East 58th Avenue, Suite 10	80022	7000 East 58th Avenue, Suite 10	80022	238990	Construction	\$32,771	Active	Current	\$ -	15	21
Animal Health Care Denver, LLC., etal.	\$51,540		\$ 51,540.00	8/25/2017	8/1/2023	71 Mo	8.50%	6701 Washington Street	80229	6701 Washington Street	80229	541940	Services-Professional & Technical	\$39,771	Active	Current	\$ -	0	18
High 5 Plumbing, Inc.	\$76,890		\$ 76,890.00	8/14/2017	8/1/2023	72 Mo	8.00%	850 East 73rd Avenue, Unit 4	80229	850 East 73rd Avenue, Unit 4	80229	238220	Construction	\$59,116	Active	Current	\$ -	8	7
First Premier Insurance Agency, LLC.	\$30,600		\$ 30,600.00	8/14/2017	8/1/2022	60 Mo	8.00%	29 North Main Street	80601	29 North Main Street	80601	524210	Services-Professional & Technical	\$0	PIF	43373	\$ 2,859	0	1
A Cut Above Landscape, LLC.	\$102,390		\$ 102,390.00	7/19/2017	7/1/2022	59 Mo	8.50%	6669 Colorado Boulevard, Unit A	80022	6669 Colorado Boulevard, Unit A	80022	561730	Services-Other	\$81,575	Active	Current	\$ -	14	16
Bromley Hishnuma Local Foods Campus, LLC.	\$51,780		\$ 51,780.00	6/23/2017	6/1/2023	71 Mo	8.00%	1594 East Bromley Lane	80601	1594 East Bromley Lane	80601	541611	Services-Professional & Technical	\$48,463	Active	Current	\$ -	8	0
Nichelson Insurance Agency, LLC.	\$51,550		\$ 51,550.00	4/19/2017	4/1/2023	71 Mo	7.75%	2843 East 136th Place	80602	2843 East 136th Place	80602	524210	Services-Professional & Technical	\$38,415	Active	Current	\$ -	2	0
Sportsman Manufacturing Company, a Co. Corporation	\$228,940		\$ 228,940.00	3/22/2017	3/1/2025	95 Mo	7.50%	5495 East 69th Avenue	80022	5495 East 69th Avenue	80022	331110	Manufacturing	\$182,468	Active	Current	\$ -	9	14
Beltran's Meat Market, LLC.	\$51,765		\$ 51,765.00	11/29/2016	11/1/2023	83 Mo	4.50%	11920 Washington Street, Unit B	80233	11920 Washington Street, Unit B	80233	445110	Trade-Retail	\$36,765	Active	Current	\$ -	2	0
Ultimate Massage Services by Norma, LLC. and all related	\$5,940	\$ 1,550	\$ 7,490.00	10/4/2016	10/1/2019	36 Mo	11.99%	10329 Washington Street	80229	10329 Washington Street	80229	812199	Services-Other	\$0	PIF	1/29/2019	\$ -	0	3
Coyote Visions, LLC., etal.	\$12,010	\$ 3,940	\$ 15,950.00	9/7/2016	9/1/2020	48 Mo	8.50%	8120 Sheridan Boulevard, Suite A101	80001	8120 Sheridan Boulevard, Suite A101	80003	541990	Services-Professional & Technical	\$0	PIF	11/21/2017	0	0	0
TOTAL	\$ 1,935,760.00	-	\$ 1,941,250.00						-					\$ 1,643,420.24	-		\$ 8,106.58	163	270

Other Adams County Lending; Not Fund Eligible (reason highlighted in yellow)

Borrower	Loan Capital	Fees	ACED Grant	CEF Match	Total Pool	Loan date	Maturity	Term in Mo's	Rate	Location	Zip	NAICS	Type of Business	Loan Bal.	Status	Delinq.	Charge Off	Jobs created	Jobs retained
The Neighborhood Music School, LLC., etal.	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	\$ 250,000.00	12/19/2017	1/1/2028	122	8.75%	2501 North Dallas Street, Suite 130	80010	611610	Music School	\$ 192,638.90	Current		0	5	6
DI Sons Trucking, LLC (Home B.)	\$ 8,077.00	\$ -	\$ -	\$ 8,077.00	\$ 8,077.00	10/19/2017	6/1/2021	45	8.50%	9595 Pecos Street, Lot 560	80260	484110	Transportation and Warehousing	\$ 8,077.00	Delinq.	120+	0	0	0
Marie's Dulceria and Sweets, LLC.	\$ 9,805	\$ -	\$ -	\$ 9,805	\$ 9,805	10/01/17	04/17/22	55	18.00%	3901 East 112th Avenue, Unit A	80233	445292	Food & Beverage	\$ 9,805.00	Delinq.	120+	\$ -	0	0
Amrik and Daughters (LLC) d/b/a Taj Palace (Home B.)	\$ 37,610	\$ 1,610	\$ -	\$ 37,610	\$ 37,610	08/25/17	10/17/23	75	10.72%	6203 West 92nd Place	80031	722330	Food Services and Accommodation	\$ 37,610.00	Current		\$ -	0	0
JPAR Freedom, LLC. d/b/a Nurse Next Door (Home B.)	\$ 102,815	\$ 2,815	\$ -	\$ 102,815	\$ 102,815	07/25/17	09/17/24	87	9.50%	10954 Ash Circle	80233	621610	Services-Health Care and Social Assistance	\$ 102,815.00	Current		\$ -	50	0
YS Construction Cleanup Services	\$ 25,000	\$ 1,450	\$ -	\$ 26,450	\$ 26,450	03/21/17	03/21/19	24	11.99%	9748 Joliet Circle	80022	5561,790.0	Commercial cleaning/cleanup	\$ 25,000.00	Current		\$ -	0	1
Just Plumbing, Inc.	\$ 30,000	\$ 1,390	\$ -	\$ 31,390	\$ 31,390	09/21/16	10/01/21	61	10.87%	11100 Schumaker Road	80102	238220	Plumbing Contractor	\$ 21,390.00	Current		\$ -	20	0
Just Plumbing, Inc.	\$ 20,000	\$ 1,175	\$ -	\$ 21,175	\$ 21,175	09/21/16	10/31/18	26	13.00%	11100 Schumaker Road	80102	238220	Plumbing Contractor	\$ 1,175.00	Current		\$ -	0	0
CB Habitats, Inc. d/b/a CandyGrind (Home Based)	\$ 50,000	\$ 1,845	\$ -	\$ 51,845	\$ 51,845	09/16/16	11/16/18	26	12.00%	13829 Elizabeth Street	80602	424310	Trade-Wholesale	\$ 50,000.00	Current		\$ -	0	2
QuadQuestions, LLC., etal.	\$ 50,000	\$ 1,700	\$ -	\$ 51,700	\$ 51,700	08/17/16	10/17/23	87	9.00%	1240 Salem Street	80011	454111	Drones (quadricopter) sales & service	\$ 51,700.00	Current		\$ -	13	3
DI Sons Trucking, LLC.	\$ 17,842	\$ 695	\$ -	\$ 18,537	\$ 18,537	07/28/16	06/16/21	59	11.18%	9595 Pecos Street, Lot 560	80260	484110	Small trucking for-hire business	\$ 18,537.00	Current		\$ -	0	1
Cora Faye's, Inc., etal.	\$ 44,000	\$ 1,173	\$ -	\$ 45,173	\$ 45,173	07/01/16	09/16/23	88	10.50%	16251 East Colfax Avenue, Suite 210	80011	722211	Soul Food restaurant - new location	\$ 45,173.00	Current		\$ -	0	1
Mother Tucker Enterprises, Inc.	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 50,000	02/13/17	03/01/27	122	8.50%	2360 East 120th Ave, Unit A	\$80,233.0	\$312,120.0	Craft brewing	\$ 36,055.00	Current		\$ -	16	1
Dream Catcher Botanicals, LLC.	\$ 5,000	\$ 400	\$ -	\$ 5,400	\$ 5,400	06/15/16	08/06/19	38	12.25%	9324 Welby Road Terrace	80229	311942	Herbalist services and products	\$ 5,192.70	Current		\$ -	0	1
Samantha and Chyde Killingbeck, LLC., etal.	\$ 6,000	\$ 505	\$ -	\$ 6,505	\$ 6,505	06/14/16	08/16/18	26	12.00%	12780 Forest Street	80241	424330	Boutique clothing sales	\$ 6,069.92	Current		\$ -	2	0
TOTALS	\$ 706,149	\$ 14,758	\$ -	\$ 716,482	\$ 716,482									\$ 211,728			\$ -	91	9



STUDY SESSION AGENDA ITEM

DATE:	September 10, 2019
SUBJECT:	Traffic Impact Fees
FROM:	Jill Jennings Golich, Director of Community and Economic Development
AGENCY/DEPARTMENT:	Community and Economic Development
ATTENDEES:	Jen Rutter, Kristin Sullivan, Melanie Sloan, Matt Emmens, Ben Dahlman, and Christine Fitch
PURPOSE OF ITEM:	To provide an update on additional outreach and request to move forward with implementation of the traffic impact fee study
STAFF RECOMMENDATION:	Adopt the proposed traffic impact fees and make them effective on January 1, 2020.

BACKGROUND:

The Community and Economic Development department has been working with Tischler Bise to review the County's general traffic impact fees assessed on new development and make policy recommendations. The County's general traffic impact fees have not been reviewed since 1998 and have not kept pace with the increase in population and associated demand on road infrastructure. Staff first presented the results of the traffic impact fee study at a study session on February 26, 2019.

Since 2017, the County staff and the consultant collected and reviewed data relating to traffic impacts in the County, as well as current and anticipated capital improvement plans. On October 25, 2017, April 18, 2018, and October 5, 2018, staff met with stakeholders representing the development community to discuss the study and solicit input. At the meetings, the attendees provided feedback on methodology of the study and general ideas on how to continue to find opportunities to provide the needed road improvements to support growth in the County. As a result of the February 26th study session, staff were instructed to do additional outreach to the Metro Denver Home Builders Association (HBA), as well as the stakeholder group representing the development community. Staff reached out to the HBA and hosted a meeting open to their members on July 10, 2019 and followed up with the development community stakeholder group via email on July 29, 2019. A meeting was offered, as well as the opportunity to respond with questions or concerns. To date, no response has been received.

The purpose of this study session is to come back to the Board of County Commissioners (BoCC) with the recommendation to move ahead with the traffic impact fees recommended in the study and share the results of additional feedback received.

STAFF RECOMMENDATION:

1. Accept the findings of the traffic impact study.
2. Phase the recommended fees in over a three year period.
3. Waive the traffic impact fees for low to moderate income housing projects that have established an affordability period of a minimum of 20 years via a covenant that runs with the land.
4. Amend the Adams County Development Standards and Regulations to implement the traffic impact study findings and recommendations to be presented to the BoCC in the fall of 2019.
5. Implement the Phase 1 traffic impact fees, effective January 1st or March 1st of 2020.
6. Increase the traffic impact fees on an annual basis for implementation of phases 2 and 3.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office
Public Works Department
County Attorney's Office
Finance Department

ATTACHED DOCUMENTS:

Presentation

Draft 2018 Transportation Impact Fee Report can be found at
<http://www.adcogov.org/sites/default/files/Adams-County-Transportation-Impact-Fee%20Report-030419.pdf>

FISCAL IMPACT:

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

Fund:**Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

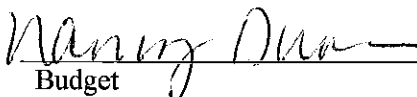
Additional Note:**APPROVAL SIGNATURES:**

Raymond H. Gonzales, County Manager

Alisha Reis, Deputy County Manager

Bryan Ostler, Deputy County Manager

Chris Kline, Deputy County Manager

APPROVAL OF FISCAL IMPACT:
Budget

Traffic Impact Fees Study

Community and Economic Development

September 10, 2019



Background

Project background:

- County traffic impact fees have not seen a comprehensive update since initial fee study completed in 1998.
- Continued population growth and demand on County road infrastructure.

Update from February:

- Commissioners asked for additional outreach
 - HBA meeting on July 10, 2019
 - Outreach to the development stakeholders on July 29, 2019

Background

Findings from Adams County Local Financing Study (5/18):

- Local road needs of \$2 billion through 2045 or about \$69 million per year have been identified.
- Existing funding levels from Five Year Capital Improvement Plan is about \$13 million per year.
- Road improvement needs greatly exceed current funding levels.
- New residential development is a significant fiscal drain on the County.
- Development should pay for a greater share of its infrastructure cost burden.

Information and Stakeholder Meeting

- County staff and consultant have been collecting data and reviewing information for the past year.
- Held three stakeholder meetings:
 - Discussed need for the study
 - Reviewed methodology for the study
 - All agreed on the importance of the study
 - Discussed methods to address the policy concern of the impact increased fees could have on affordable housing

Feedback from additional outreach

- HBA asked for a five year phase in of the fees
- Wanted to see how the fees compare to Adams County municipalities

Policy Considerations

- The proposed fee schedule varies depending on the square footage of the residential unit. The smaller the unit, the less the traffic impact fee.
- Lower square footage residential units will generally be more affordable.
- Local governments can chose to waive fees for low to moderate income housing.
 - Low to Moderate Income projects that receive state or federal grants have requirements that insure an affordability period.
 - Examples include Low Income Tax Credits, Housing and Urban Development HOME or CDBG funding.
 - Additional costs incurred by development are generally passed down to the future owner/resident, decreasing affordability.

Policy Considerations

- Staff recommends a full waiver of traffic impact fees for residential units with a guaranteed affordability period based on HUD or LIHTC funds in the project
 - Should we provide the waiver to any project with HUD or LIHTC funds regardless of the affordability period? Typical HUD period is 20 years, LIHTC period is 30 years.
 - Do we require payment of traffic impact fees if the affordability covenant is released prior to the end of the affordability term?
- In order to reduce the impact of the full increase, staff recommends a three-phase implementation schedule with increases taking place on January 1, 2021 and January 1, 2022.

Recommendation

1. Phase the recommended fees in over a three-year period along with the budget adoption cycle.
2. Implement the Phase 1 traffic impact fees, effective January 1, 2020 or March 1, 2020
3. Waive the traffic impact fees for low and moderate income housing projects that have established an affordability period.
4. Amend the Adams County Development Standards and Regulations to implement the traffic impact study findings and recommendations.
5. Increase the traffic impact fees in 2021 and 2022 when the full new amount will be reached.

Recommendation

West Service Area				
Residential by Square feet Of Finished Living Space (per unit)	Current	Phase 1 -2020	Phase 2- 2021	Phase 3- 2022
900 or less	\$ 888	\$ 1,492	\$ 2,096	\$ 2,700
901 to 1300	\$ 983	\$ 1,959	\$ 2,934	\$ 3,910
1301 to 1800	\$ 983	\$ 2,245	\$ 3,507	\$ 4,769
1801 to 2400	\$ 1,599	\$ 2,946	\$ 4,292	\$ 5,639
2401 or more	\$ 1,599	\$ 3,190	\$ 4,780	\$ 6,371
Non Residential (per 1000 sf of Floor Area)				
Retail	\$ 4,264	\$ 4,872	\$ 5,481	\$ 6,089
Office/Service	\$ 2,357	\$ 2,423	\$ 2,489	\$ 2,555
Industrial	\$ 1,552	\$ 1,031	\$ 1,031	\$ 1,031

Recommendation

East Service Area				
Residential by Square feet Of Finished Living Space (per unit)	Current	Phase 1 -2020	Phase 2- 2021	Phase 3- 2022
900 or less	\$ 888	\$ 1,561	\$ 2,233	\$ 2,906
901 to 1300	\$ 983	\$ 1,865	\$ 2,747	\$ 3,629
1301 to 1800	\$ 983	\$ 2,036	\$ 3,090	\$ 4,143
1801 to 2400	\$ 1,599	\$ 2,621	\$ 3,643	\$ 4,665
2401 or more	\$ 1,599	\$ 2,736	\$ 3,872	\$ 5,009
Non Residential (per 1000 sf of Floor Area)				
Retail	\$ 4,264	\$ 4,321	\$ 4,379	\$ 4,436
Office/Service	\$ 2,357	\$ 1,862	\$ 1,862	\$ 1,862
Industrial	\$ 1,552	\$ 751	\$ 751	\$ 751

Recommendation vs. Comps

Residential Sq Ft.	Current	West Phase 1 2020	East Phase 1 2020	Weld	Jeffco	Arapahoe	Larimer
1,900	\$ 1,599	\$ 2,946	\$ 2,621	\$ 2,406	\$ 2,466	\$ 2,531	\$ 4,168
Non Residential (per 1000 sf of Floor Area)							
Retail	\$ 4,264	\$ 4,872	\$ 4,379	\$ 3,336	\$ 5,360	\$ 3,806	\$ 5,461
Office/ Service	\$ 2,357	\$ 2,423	\$ 1,862	\$ 2,220	\$ 3,590	\$ 2,223	\$ 3,213
Industrial	\$ 1,552	\$ 1,031	\$ 751	\$ 2,177	\$ 1,550	\$ 769	\$ 1,269

Requested outcomes

- Term of affordability period for which projects will not be assessed traffic impact fees – 20 years or 30 years
- Do we require payment of traffic impact fees if the affordability covenant is released prior to the end of the affordability term?
- Effective date – January 1st or March 1st of 2020
- Ok to move forward for BoCC consideration



STUDY SESSION AGENDA ITEM

DATE:	September 10, 2019
SUBJECT:	Regulation Amendments
FROM:	Jill Jennings Golich, Director
AGENCY/DEPARTMENT:	Community & Economic Development
ATTENDEES:	Jen Rutter, Libby Tart, Layla Bajelan, Justin Blair, Christy Fitch
PURPOSE OF ITEM:	Update
STAFF RECOMMENDATION:	That the Board of County Commissioners allow staff to move forward with the proposed regulation amendments.

BACKGROUND:

Staff is proposing several amendments to the County's Development Standards and Regulations. These proposed amendments have been identified to fall into the following categories: legal updates, administrative updates, and new processes or standards.

Legal updates to the Development Standards will allow for a better alignment with established State and Federal regulations, as well as case law. These include updates to the cell tower permitting process, sign regulations, and how religious institutions are permitted.

Administrative updates to the Development Standards will allow for the addition of new organization and department names, as well as clarification of some interpretations. Community Safety and Wellbeing is a new Department that will need to be allowed enforcement authority. In addition, Front Range Airport is now the Colorado Air and Space Port. Some parts of the Development Standards also need to be clarified in their meaning, including the new Accessory Dwelling Unit regulations, which will contain a clearer explanation of how floor area is calculated.

Finally, Staff is recommending several new processes and standards, including a new permitting process for solar facilities and updates to the Industrial-1 (I-1) permitted uses. Solar facilities have become more common in the County and are generally compatible with large parcels in the agricultural zone districts, so more renewable energy development can be encouraged by allowing some facilities in certain zone districts be permitted as a use-by-right. By contrast, some heavy industry, manufacturing, and services uses currently allowed in the I-1 zone district have been proven to be incompatible with the intent of the zone district and it is recommended that some of these uses be made conditionally permitted or prohibited.

FISCAL IMPACT:

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

Fund:**Cost Center:**

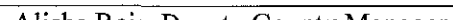
	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			


	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			


New FTEs requested: ☐ YES ☐ NO

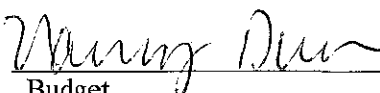
Future Amendment Needed: ☐ YES ☐ NO

Additional Note:**APPROVAL SIGNATURES:**

Raymond H. Gonzales, County Manager

Alisha Reis, Deputy County Manager

Bryan Ostler, Deputy County Manager

Chris Kline, Deputy County Manager**APPROVAL OF FISCAL IMPACT:**

Budget

Regulation Amendments Update

Community and Economic Development

September 10, 2019



Agenda

- Proposed Amendments:
 - Legal Updates
 - Administrative Updates
 - New Processes and Standards
- Timeline and Next Steps

Proposed Amendments: Legal Updates

- Cell towers
 - Timeline
- Sign code
 - Types
- “Event Center”
 - Definition and performance standards

Proposed Amendments: Administrative Updates

- Enforcement Authority (CS&W)
- Front Range Airport → Colorado Air and Space Port
- ADU Language – clarify how to calculate
- Retaining wall building permit requirement (2' → 4'; consistent w/ IBC)

Proposed Amendments: New Processes & Performance Standards

- Residential parking surface
 - Standards
- Solar Facilities
 - New process
- Use Chart Updates (I-1)
 - Ensure compatible with purpose

Proposed Amendments: New Processes & Performance Standards

- Residential parking surface:

Additional Parking Spaces on Single-Family and Duplex Lots.

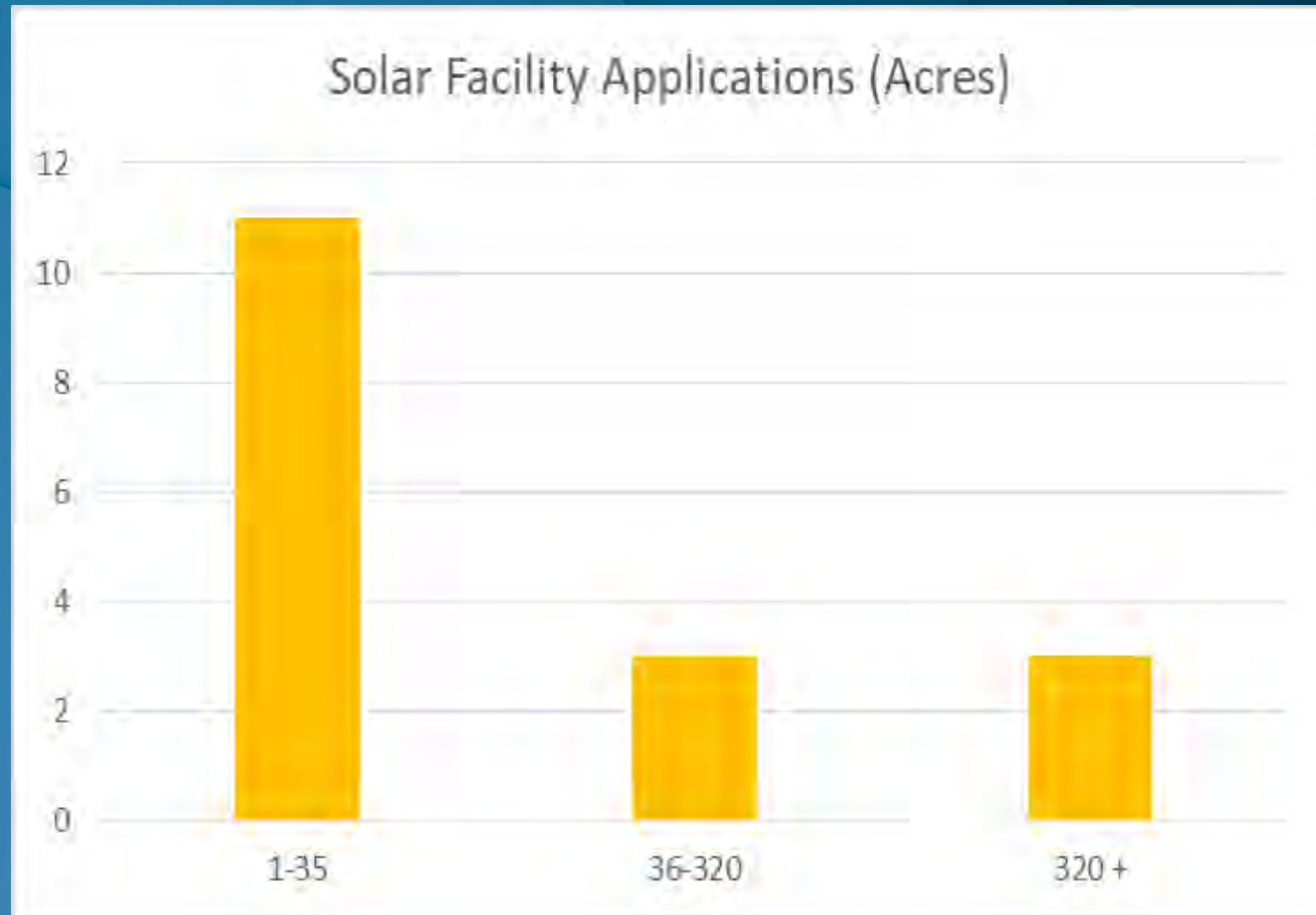
Any area used to park vehicles on a single-family or duplex lot, shall be clearly delineated, improved with concrete, asphalt, stone pavers, or minimum $\frac{3}{4}$ " rock (provided the installation is sufficient to support the vehicles), maintained free of weeds, and display no visible dirt surface.

Solar Amendments: Background

- SolSmart Grant for draft regulations in 2016
- Regulation amendments package pursued March 2019
- Planning Commission tabled the solar regulations to allow for more stakeholder outreach
 - Concerns about measuring size (square feet vs. acres vs. power output)
- Solar Developer Stakeholder Meeting – August 8, 2019

Solar Amendments: Proposed Permitting Process

- How do we define size?
 - Square feet?
 - Acres?
 - MegaWatts?
- What increments?
 - 35 (A-3)
 - 320 (1/2 section)



Solar Amendments: Proposed Permitting Process

- Which zone districts is a solar facility compatible with?
 - Agricultural
 - Residential
 - Commercial
 - Industrial

Zone District	Small-Scale 1-35	Medium-Scale 36-320	Large-Scale 320 +
A-1	C	C	-
A-2	P	C	C
A-3	P	P	C
R-E	C	-	-
R-1-C	C	-	-
R-2	C	-	-
R-3	C	-	-
R-4	C	-	-
M-H	C	-	-
C-0	C	-	-
C-1	C	-	-
C-2	C	-	-
C-3	C	-	-
C-4	P	-	-
C-5	P	-	-
I-1	P	-	-
I-2	P	-	-
I-3	P	P	P

Solar Amendments: Additional Requirements

- Additional Submittal Items:
 - Building Permits
 - Sediment/Erosion Control Plan
 - Drainage Report & Mitigation Measures
 - Trip Generation Analysis
 - Access Permit
- Landscaping / Screening (site-specific)
- Major Energy Facilities – Conditional Use Permit

11-02-342 MAJOR ENERGY FACILITIES

Transmission lines, power plants, and substations; gas processing plants, and related storage areas providing fossil fuels, manufactured gas, or other petroleum derivatives; microwave installations; and pipelines above ground in excess of one (1) mile in length.

I-1 Modifications

- Based on recent rezoning cases and Commissioner feedback, staff have reviewed the uses allowed in the I-1 zone district relative to the district's intent and are proposing modifications.
 - **I-1 District:** The purpose of the Industrial-1 District is to provide a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, offices and very limited industrial uses.
 - **I-2 District:** The purpose of the Industrial-2 District is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees.
 - **I-3 District:** The purpose of the Industrial-3 District is to provide a heavy industrial district designed to accommodate more industrial enterprises.

I-1 Modifications

- Suggested changes:
 - No longer allowing (permitted or conditional) any use that falls under the definition of:
 - Heavy manufacturing or processing
 - Heavy industry
 - Changing certain uses from permitted to conditional uses
 - Accessory outdoor storage in excess of 25% and up to 100% of the building area
 - Moderate manufacturing or processing: cement, cinder block, concrete, lime or plaster manufacturing
 - Landscape storage yards

I-1 Modifications

- Suggested changes (cont.):
 - Adding a definition for Auto towing and storage yards and moving it to the heavy retail and heavy services uses category
 - Proposing it to be a conditional use in the I-1 district
 - Definition: The assembling or standing of damaged or impounded vehicles for indeterminate periods of time. Such use shall not include the wrecking, dismantling or repairing of vehicles.
 - Changing the name and definition of ‘trucking and general warehousing, including mini-storage’ to ‘general warehousing, including mini-storage’
- Seeking feedback on whether these changes are appropriate and address Commissioner and community concerns with development in our I-1 zone district

Timeline

August 8, 2019 – Solar Developer Stakeholder Meeting

August 22, 2019 – PC Study Session on Solar Regulations

September 10, 2019 – BoCC Study Session

September 23 & 25, 2019 – Public Outreach Meetings

October/November – Adoption (PC/BoCC public hearings)

Other Regulation Amendments (Next Round)

- Public Land Dedication Fees
 - Calculation
- Marijuana Hospitality Establishments
 - New permit
- Special Districts
 - Process and standards