



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

STUDY SESSION AGENDA
TUESDAY
October 30, 2018

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

| | | |
|------------|-----------------------|--|
| 10:30 A.M. | ATTENDEE(S): ITEM: | Glenn Plagens, Small Business Development Center Small Business Development Center (SBDC) Update |
| 11:00 A.M. | ATTENDEE(S): ITEM: | Gregg Moss, Metro North Chamber Metro North Center for Innovation & Entrepreneurship Funding 2019 Funding Request |
| 11:30 A.M. | ATTENDEE(S): ITEM: | Kristin Sullivan / Doug Clark / Jen Rutter Shooting Range and Landfill Cleanup Update |
| 12:00 P.M. | ATTENDEE(S): ITEM: | Peter Lifari / Steven Kunshier Unison Housing Project Update |
| 12:30 P.M. | ATTENDEE(S): ITEM: | Kristin Sullivan / Doug Clark / Barry Gore / Tricia Allen ACED Annual Work Plan, 3 rd Quarter Update |
| 1:00 P.M. | ATTENDEE(S): ITEM: | Heidi Miller Executive Session Pursuant to C.R.S. 24-6-402(4)(e) for the Purpose of Instructing Negotiators Regarding Economic Incentives |
| 1:30 P.M. | ATTENDEE(S): ITEM: | Nancy Duncan Review of 2019 Proposed Budget |
| 1:45 P.M. | ATTENDEE(S): ITEM: | Nancy Duncan Third Amendment to the 2018 Adopted Budget |
| 2:00 P.M. | ATTENDEE(S): ITEM: | Raymond Gonzales Administrative Item Review / Commissioner Communications |

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

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION AGENDA ITEM

| |
|--|
| DATE: October 30, 2018 |
| SUBJECT: Small Business Development Center Update (SBDC) |
| FROM: Glenn Plagens, Director, Small Business Development Center (SBDC) |
| AGENCY/DEPARTMENT: Front Range Community College SBDC |
| ATTENDEES: Glenn Plagens |
| PURPOSE OF ITEM: Update |
| STAFF RECOMMENDATION: Informational only |

BACKGROUND:

The is an update of activities of the North Metro Denver SBDC supported by Adams County.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

SBDC

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.

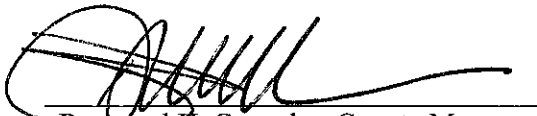
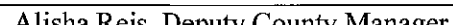
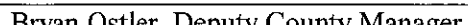
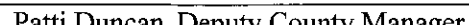
Fund:**Cost Center:**

| | 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
Patti Duncan, Deputy County Manager**APPROVAL OF FISCAL IMPACT:**
Budget

SBDC Update



North Metro Denver SBDC

Consulting Hours

2010 = 577

2011 = 818

2012 = 1,427

2013 = 2,080

2014 = 2,420

2015 = 2,319

2016 = 2,664

2017 = 3,216

2018 = 1,672 YTD



2018 Goals



Spanish Speaking Business Resources

Derby Center

- **SBDC**
- **Minority Business Office MBO**
- **Commerce City**
- **Adelante Community Development**
- **Metro North Chamber**
- **Commerce City Chamber**
- **Next Step.....Brighton**



Start YOUR Business with US

Goal = Get your Business to the ribbon cutting!

About the Program

- **Leading Edge Business Workshop with Leading Edge Live**
- **COW- Canvas Orientation Workshop**
- **EL3 Learning Platform**
- **All Workshops Included**
- **One-on-one Consulting**
- **Six Month Free Membership Metro North Chamber**

Success Story



Other Update

- **SMA Best Practice**
- **Grow YOUR Business with Us**
- **SBA Program Changes.....**

Questions





STUDY SESSION AGENDA ITEM

DATE: October 30, 2018

SUBJECT: Metro North Center for Innovation & Entrepreneurship Funding 2019 Funding Request

FROM: Raymond H. Gonzales, County Manager

AGENCY/DEPARTMENT: County Manager's Office

ATTENDEES: Gregg Moss, President & CEO, Metro North Chamber

PURPOSE OF ITEM: Metro North Chamber 2019 Funding Request for Metro North Center for Innovation & Entrepreneurship

STAFF RECOMMENDATION: Informational

BACKGROUND:

Provide a presentation to the Board of County Commissioners regarding the Metro North Chamber Center for Innovation & Entrepreneurship 2019 funding request.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office, Metro North Chamber

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: 1**Cost Center: 9252**

| | 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: | 7760 | | \$190,000 |
| Current Budgeted Capital Expenditure: | | | |
| Add'l Capital Expenditure not included in Current Budget: | | | |
| Total Expenditures: | | | \$190,000 |

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

Additional Note:

No fiscal impact in 2018, if appropriated will be included in the 2019 Adams County Adopted Budget.

APPROVAL SIGNATURES:

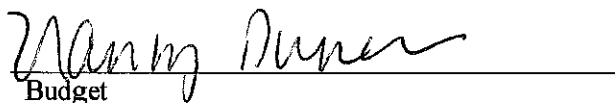
Raymond H. Gonzales, County Manager

Alisha Reis, Deputy County Manager

Bryan Ostler, Deputy County Manager

Patti Duncan, Deputy County Manager

APPROVAL OF FISCAL IMPACT:


Budget



Adams County Funding Request



The Metro North Chamber of Commerce is proposing to start three new program initiatives in 2019 that will ignite the Adams County business community.

The following pages offer a broad overview of the initiatives -- each aligned with the County's Comprehensive Plan and focused on:

1. Job Creation

- New entrepreneurial/startup pipelines utilizing incubator/mentor programming

2. Strengthening the Economic Base

- Focus on six target industries and create original support programming and support services

3. Improving the Labor Force Base

- Talent pipeline coordination with employers, educators and existing training programs

Overview

Initiative #1: Center for Innovation & Entrepreneurship

Adams County must consistently foster innovation and entrepreneurship that leads to capital formation, investment, employment and good jobs.

- 1) The Metro North Chamber of Commerce will launch the Metro North Center for Innovation & Entrepreneurship at Community Reach Center in Westminster. It will include an incubator/coaching and mentorship program, free office space, and access to technical experts. This location will also include a co-working/shared workspace support system.
- 2) The Chamber will also launch an accelerator/incubator program in Northglenn using a program called Entrepreneurship for All (EforAll). EforAll participants receive three months of mentorship and weekly workshops, free office space, access to technical experts, and the opportunity to compete for cash prizes to launch their business.
- 3) The Chamber will also launch a Food, Ag & Beverage (FAB) Business Association to further advance the County’s Comprehensive Plan by focusing on three growing industries that will continue to gain prominence in our region with the development of Riverdale Regional Park and the National Western Complex.

Strategic Partners

| | |
|--|---|
| Adams County | Front Range Community College |
| Adams County Workforce Development | Local non-profits |
| Adams County Economic Development (ACED) | Private companies |
| Anythink Libraries | Small Business Development Center |
| Arvada Chamber of Commerce | Municipalities & local economic development |
| Brighton Chamber of Commerce | Westminster Chamber of Commerce |
| Commerce City Chamber of Commerce | |

Initiative #2: Metro North Working Forward

To build a stronger workforce in Adams County, the Metro North Chamber of Commerce will partner with cities, school systems, corporations, economic development groups, community chambers of commerce, trade associations, and others to design effective and coordinated business-education partnerships, employee recruitment and mentoring programs, and more.

- 1) The Metro North Chamber of Commerce will launch a workforce development curriculum created by the U.S. Chamber of Commerce and tested in more than 70 communities around the country called the Talent Pipeline Management (TPM) curriculum. TPM serves as a playbook for closing the skills gap in Adams County.
- 2) The Chamber will launch a program called CareerRockit; a one-week annual initiative that connects businesses and students to career experiences that educate, excite, and inspire by giving students a glimpse into their future.
- 3) The Chamber will expand CareerRockit to include an online job shadow, internship and apprenticeship central clearinghouse and management system for Adams County school districts and businesses.

Strategic Partners

Adams County

Adams 12 Five Star Schools

Adams County School District 14

Adams County Workforce Development

Adams County Education Consortium (ACEC)

Adams County Economic Development (ACED)

Adams County Youth Initiative (ACYI)

Arvada Chamber of Commerce

Brighton Chamber of Commerce

Commerce City Chamber of Commerce

Local non-profits

Private companies

Mapleton Public Schools

Municipalities & local economic development

Westminster Chamber of Commerce

Westminster Public Schools

27J School District

Initiative #3: Adams County Proud

Site selectors and corporate real estate professionals report that workforce-related issues are a prominent factor in site location decisions. But it's not just workforce availability that drives business recruitment—talent attraction and placemaking have become focal points for communities and for businesses looking at communities.

The need to actively recruit skilled talent and make our community a place where young workers and families want to settle is one of the key trends in economic development. The better equipped Adams County is to attract skilled talent, the better we will fare in attracting businesses.

- 1) The Chamber will conduct a Voice of the Ecosystem brand analysis of Adams County and design a comprehensive communication/marketing plan from the findings.
- 2) The Chamber will simultaneously begin the process of conducting a capital campaign to raise the funds needed to implement the communication/marketing plan.

Strategic Partners

Adams County

Adams County Workforce Development

Adams County Economic Development (ACED)

Arvada Chamber of Commerce

Brighton Chamber of Commerce

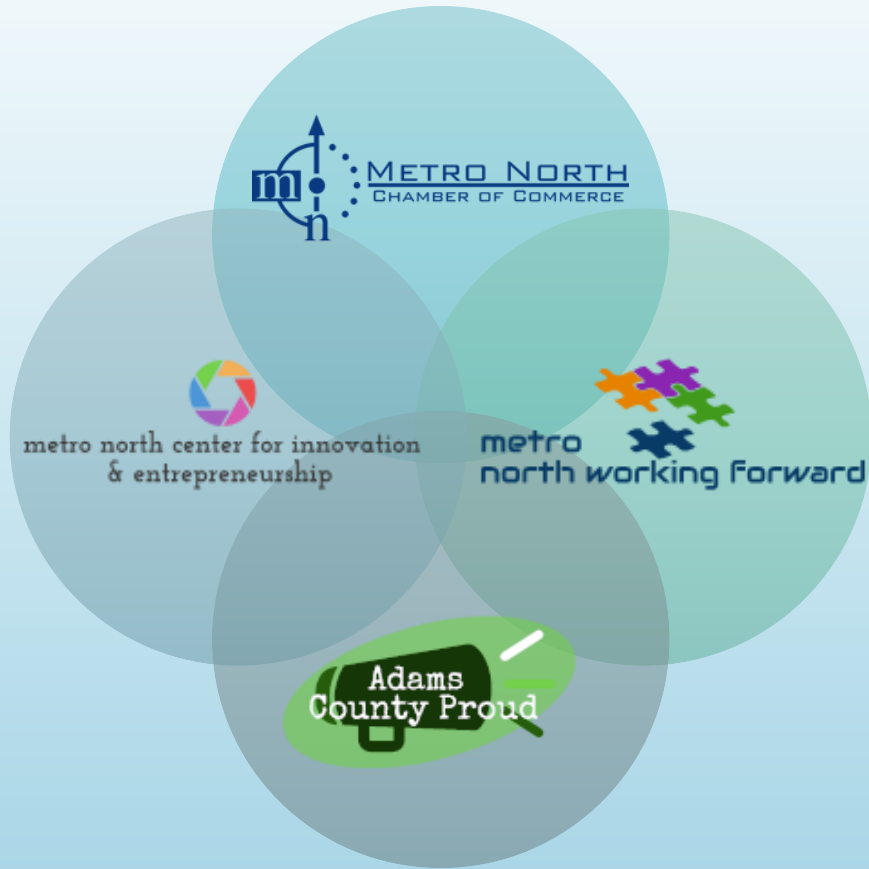
Commerce City Chamber of Commerce

Municipalities & local economic development

Private companies

Verisei Consulting

Westminster Chamber of Commerce



Funding Overview

Funds requested from Adams County are for 2019 only and will be requested from the County Manager at the time of program activation and proof of required start-up funding.

- **Center for Innovation & Entrepreneurship**
 - \$40,000 for Community Reach Center incubator; February 2019
 - \$40,000 for Northglenn incubator; April 2019
- **Metro North Working Forward**
 - \$60,000 for TPM staffing/launch; January 2019
 - \$15,000 for CareerRokit/Clearinghouse launch; June 2019
- **Adams County Proud**
 - \$35,000 for survey; August 2019

Scorecard Center for Innovation

| | Year 1 | | Year 2 | | Year 3 | | 3 Yr. Actual | 3 Yr. Goal |
|-----------------|----------------|---------------------|----------------|---------------------|----------------|--------------------|--------------|-------------|
| | <u>EforAll</u> | <u>CRC</u> | <u>EforAll</u> | <u>CRC</u> | <u>EforAll</u> | <u>CRC</u> | | |
| Alumni Revenues | \$155,000 | \$195,185 | \$618,750 | \$779,167 | \$1.3M | \$842,593 | | \$3,891,000 |
| Jobs Created | 27 | 34 | 54 | 68 | 108 | 70 | | 361 |
| Capital Raised | \$712,500 | \$897,222 | \$1.4M | \$1.8M | \$2.8M | \$1.8M | | \$9,410,000 |
| Female | 55% | 55% | 65% | 65% | 73% | 73% | | 64% |
| Male | 45% | 45% | 35% | 35% | 27% | 27% | | 36% |
| Minority | 42% | 42% | 48% | 48% | 52% | 52% | | 47% |
| White | 58% | 58% | 52% | 52% | 48% | 48% | | 53% |
| Fundraising | \$125,000 | \$40,000 | \$100,000 | \$0 | \$100,000 | \$0 | | TOTAL: |
| | | TOTAL: \$165,000 | | TOTAL: \$120,000 | | TOTAL: \$75,000 | | \$365,000 |

Scorecard Metro North Working Forward

| | Year 1 | Year 2 | Year 3 | 3 Yr. Actual | 3 Yr. Goal |
|--|----------------|----------------|------------------|--------------|---------------------|
| # of Industry Collaboratives | 2 | 3 | 5 | | 10 |
| Industry Satisfaction Rate (Local job data for demand driven approach, more effective pipeline, decrease in hiring costs, engagement) | 90% | 95% | 98% | | 95% |
| CareerRockIt Experiences | 1,000 students | 2,000 students | 4,000 students | | 7,000 students |
| CareerRockit, Clearinghouse/ Database Participation | 200 businesses | 500 businesses | 1,000 businesses | | 1,700 businesses |
| Fundraising | \$75,000 | \$60,000 | \$60,000 | | TOTAL: \$195,000 |

Scorecard Adams County Proud

| | Year 1 | Year 2 | Year 3 | 3 Yr. Actual | 3 Yr. Goal |
|------------------------------------|----------|-----------|--------|--------------|-------------------|
| Branding Survey/ Marketing Plan | x | n/a | n/a | | 1 |
| Jobs Created | n/a | 2,400 | 2,400 | | 4,800 |
| Small Businesses & Startups | n/a | 120 | 200 | | 320 |
| Brand Recognition Increased | n/a | TBA | TBA | | TBA |
| Fundraising | \$35,000 | \$500,000 | \$1M | | TOTAL: \$1.53M |



STUDY SESSION AGENDA ITEM

| | |
|------------------------------|---|
| DATE: | October 30, 2018 |
| SUBJECT: | Shooting Range and Landfill Cleanup |
| FROM: | Kristin Sullivan, Director of Community & Economic Development |
| AGENCY/DEPARTMENT: | Community & Economic Development |
| ATTENDEES: | Kristin Sullivan, Doug Clark, Jen Rutter, Sean Braden |
| PURPOSE OF ITEM: | Update the BOCC on the status of the remediation of the property that was previously used as the Sheriff's shooting range (14451 Riverdale Road) |
| STAFF RECOMMENDATION: | The Board approves the completion of the remediation of the property. |

BACKGROUND:

The former Adams County Sheriff's Shooting Range, located at 14451 Riverdale Road, has been closed since 2012 when the Sheriff's Offices moved to the Flatrock Facility. Since that time, Adams County hired Quantum Water & Environment (Quantum) to perform a Phase I and a Phase II Environmental Site Assessment on the property in order to determine what actions need to be taken to clean up the site. Several environmental issues were identified, including dispersed lead and contaminated soil from the shooting range, a non-operational oil and gas well, a collapsed CMP intended to provide drainage for an adjacent subdivision, and a former municipal solid waste landfill.

Quantum developed a Corrective Action Plan that will allow the County to clean up the property in accordance with the requirements of Colorado Department of Public Health and Environment (CDPHE), which has reviewed and approved the plan. The Corrective Action Plan includes remedies such as treating or removing the lead-contaminated soil, digging a drainage swale, and constructing a landfill cover. The total cost for remediating the site will be approximately \$6,000,000. After the property is cleaned up, CDPHE will issue the County a No Further Action letter. Several cost-savings have already been realized, for example, the abandoned oil and gas well will be plugged and abandoned by the Colorado Oil and Gas Conservation Commission through its orphaned well program. Additionally, sources of fill material required for this project have been identified on County-owned land and nearby projects, including the new Animal Shelter, Flatrock, and the new 27J school sites.

The site remediation has been broken up into two phases: 1) building demolition and lead cleanup; and 2) constructing the drainage swale and landfill cover. The first phase of remediation is nearly complete, however, an additional \$150,000 will be needed due to the unanticipated

amount of lead being found during soil treatment. The the second phase of remediation is anticipated to begin in early 2019 and last through the summer.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Fleet and Facilities

Outside Legal Counsel: Gablehouse Granberg, LLC

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: 25

Cost Center: 9295.7685

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

| | Object Account | Subledger | Amount |
|---|-------------------|-----------|--------------------|
| Current Budgeted Operating Expenditure: | 7685 | 1701 | \$2,500,000* |
| Add'l Operating Expenditure not included in Current Budget: | | | \$2,500,000 |
| Current Budgeted Capital Expenditure: | | | |
| Add'l Capital Expenditure not included in Current Budget: | | | |
| Total Expenditures: | | | <u>\$5,000,000</u> |

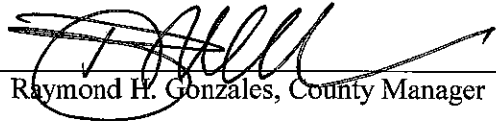
New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☒ YES ☐ NO

Additional Note:

*The \$2,500,000 that was budgeted for this project from the Waste Management Fund will need to be reduced to \$1,600,000 due to statutorial limitations on the Fund. With the total project cost being approximately \$5,000,000, it now appears that \$3,400,000 will be needed from additional sources in order to complete the project. These funds will be requested in the first budget amendment of 2019, once the RFP for the second phase of clean up has been awarded and there is a better understanding of the amount needed.

APPROVAL SIGNATURES:

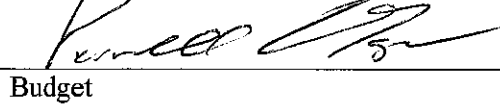

Raymond H. Gonzales, County Manager

Alisha Reis, Deputy County Manager


Bryan Oster, Deputy County Manager

Patti Duncan, Deputy County Manager

APPROVAL OF FISCAL IMPACT:


Budget



Shooting Range & Landfill Cleanup

Status Update

October 30, 2018



Summary

- Project Updates
 - Phase One: Building Demo & Lead Cleanup
 - Phase Two: Landfill Closure
 - Updated Budget
- Timeline & Next Steps
- Recommendations



Project Updates

- Neighborhood Meeting was held in April 2018
 - Five residents attended
- Building Demolition and Lead Cleanup (Phase One)
 - Nearing completion
 - Encountered unanticipated conditions
 - More bullet piles around site
 - More lead in berms than assumed
 - Asbestos (transite building materials) found on surface
 - Change Order #1 to MT2 contract: **\$150,000**

Phase One: Clean Up

- Building Demolition (North Range)



October 2015



October 2018

Phase One: Clean Up

- Building Demolition (South Range)



August 2016



October 2018

Phase One: Clean Up

- Lead Remediation



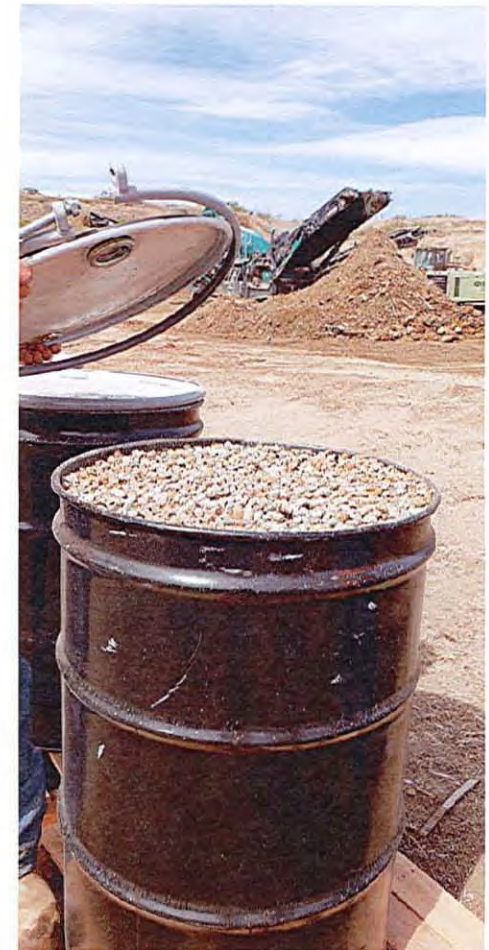
Phase One: Clean Up

- Lead Remediation



Phase One: Clean Up

- Lead Remediation (>30 tons)

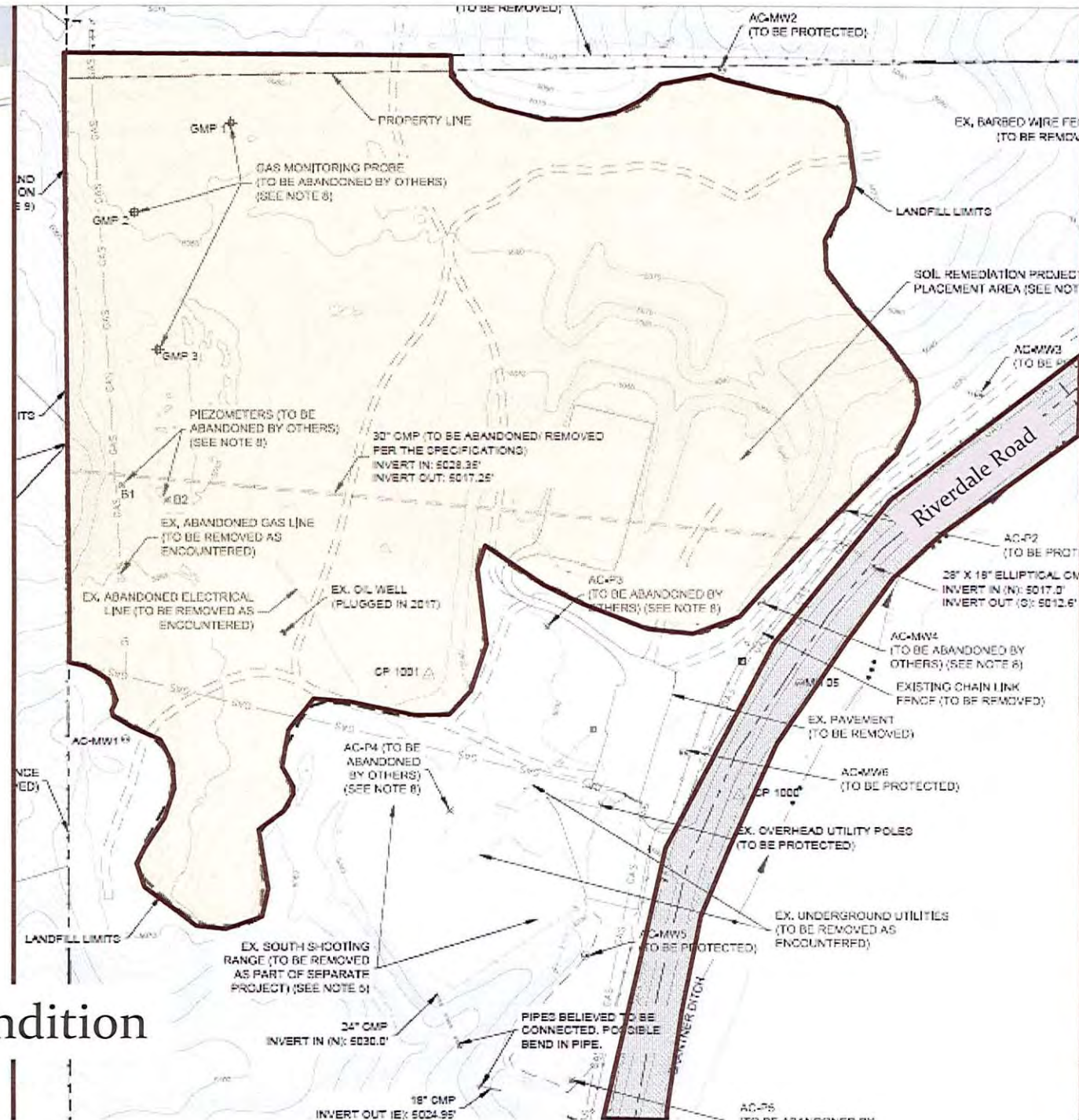




Phase Two: Landfill Closure

- 95% Design drawings & specifications under review by CDPHE
- Sources of fill material:
 - Riverdale Animal Shelter – Landfill water balance cover
 - Flatrock Training Facility – Under landfill liner
 - 27J Middle/High School – General fill

| | TOTAL |
|---------------|---------------------|
| Erie Landfill | \$669,800.00 |
| Other Sources | \$437,700.00 |
| Savings: | \$232,100.00 |



Existing Condition



Updated Budget

- Spent so far (2015-current):
- Engineer's cost estimate for Phase Two:
 - \$3,000,000-\$6,000,000
 - Wide range due to unknown amount of asbestos
 - Carry-forward from 2018
 - Additional in the first budget amendment of 2019

| | |
|-----------------------------|--------------------|
| Phase I ESA | \$70,668.35 |
| Phase II ESA | \$181,349.01 |
| Cleanup Planning | \$337,537.40 |
| Phase One: Lead & Demo | \$470,506.17 |
| Phase Two: Landfill Closure | <i>TBD</i> |
| GW Monitoring | \$111,417.94 |
| CDPHE Oversight | \$36,318.75 |
| TOTAL | \$1,207,798 |

Timeline & Next Steps

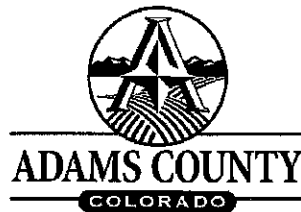
- Phase One
 - 4th Quarter 2018 – Finish lead remediation work
- Phase Two
 - 4th Quarter 2018 – SOQ and RFP process
 - 1st and 2nd Quarter 2019 – Drainage and cover construction
- Phase Three (End Use)
 - Winter 2019 – Issue RFP for solar farm

Recommendations

- The Board approves the **\$150,000** Change Order #1 to contract with MT2.
 - Public Hearing: November 13, 2018
- The Board approves continuing to move forward with site clean up:
 - SOQ (November 2018)
 - RFP (December 2018)
 - Change Order #5 for Quantum (January 2019)



Questions?



STUDY SESSION AGENDA ITEM

| |
|--|
| DATE: October 30, 2018 |
| SUBJECT: Unison Housing Project Update |
| FROM: Alisha Reis, Deputy County Manager of Administrative Services |
| AGENCY/DEPARTMENT: County Manager's Office |
| ATTENDEES: Alisha Reis, Peter LiFari and Steven Kunshier (Unison Housing Partners) |
| PURPOSE OF ITEM: To provide updates on the housing project and status of deed transfer of the former Child and Family Services Center at 7401 Broadway. |
| STAFF RECOMMENDATION: Approval of the proposed deed transfer and covenant for affordable housing development on the property. |

BACKGROUND:

On Dec. 12, 2017, Unison Housing Partners presented a plan to develop up to 170 units of affordable housing for families, seniors, and young adults exiting foster care at the former Child and Family Services building site at 7401 Broadway in unincorporated Adams County. The Board directed staff to work with Unison at that time to transfer the deed for the property to Unison as a portion of the County's participation in the project.

The deed and associated covenants to ensure the property is timely developed as affordable housing have been negotiated and are before the Board for consideration. Of note, the covenant would refer the property back to the Board for review if development does not begin within 5 years. Additional time limits apply to housing funds that also would place pressure on the project not to sit idle.

Representatives from Unison Housing Partners will present an update on the progress of the project, while Reis will present information on the land transfer.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office, County Attorney's Office, Fleet & Facilities Management Department, Finance Department, Unison Housing Partners

ATTACHED DOCUMENTS:

Slide presentation of the housing project (by Unison Housing Partners)
Deed Transfer Document with Covenant Exhibit for Affordable Housing

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: | | | |

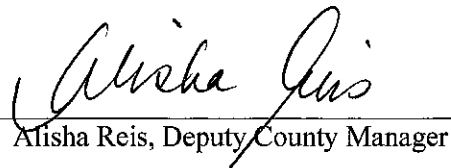
| | Object Account | Subledger | Amount |
|---|-------------------|-----------|--------|
| Current Budgeted Operating Expenditure: | | | |
| Add'l Operating Expenditure not included in Current Budget: | | | |
| Current Budgeted Capital Expenditure: | | | |
| Add'l Capital Expenditure not included in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

New FTEs requested: ☐ YES ☒ NO

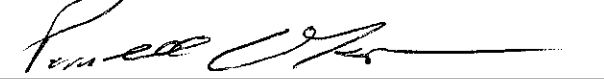
Future Amendment Needed: ☐ YES ☒ NO


Additional Note:

The appraised value of the former CFC building is \$2.6 million, and the value will need to be noted in making the donation to Unison Housing Authority and disposing it from the County's asset rolls.

APPROVAL SIGNATURES:
Raymond H. Gonzales, County Manager
Alisha Reis, Deputy County Manager

Bryan Ostler, Deputy County Manager

Patti Duncan, Deputy County Manager**APPROVAL OF FISCAL IMPACT:**
Budget



B.O.C.C. Update Oct. 30, 2018



unison
HOUSING PARTNERS

Empowering People, Strengthening Communities in Adams County

7401 Broadway Redevelopment

Pivotal Partnership

- Former Children and Family Services Building decommissioned in 2017
- Board of County Commissioners agreed to first-ever donation of land for affordable housing
- County collaborated on design charrette and rezoning process



7401 Broadway Redevelopment

Last presented Dec. 12, 2017

3 Phases for 170 units

Rezoning for 2 phases due to:

- Parking
- Stormwater management



7401 Broadway Redevelopment

116 new affordable units

64 One-Bedroom Units
36 Two-Bedroom Units
16 Three-Bedroom Units

Converting 40,000sf office into 44 units
72 units of new construction

Between 30% and 70% Area Median Income
(\$21,600-\$50,400 for a 2-Person Household)



JULY 18, 2018
AERIAL PERSPECTIVE

7401 Broadway Redevelopment

Updated Schedule

Neighborhood Meeting
7/18/2018

Rezoning Application
9/4/2018

State Tax Credit Application
2/1/2019

Construction Start 1Q 2020
(assumes successful
tax credit award)



Updated Sources and Uses

USES

| | |
|----------------------|---------------------|
| Land/Building | \$2,000,000 |
| Hard Costs | \$26,240,000 |
| Water Tap Fees | \$1,825,000 |
| Architect, Engineers | \$875,000 |
| Construction Finance | \$1,300,000 |
| Soft Costs | \$1,270,000 |
| Developer Fee | \$3,900,000 |
| Reserves | <u>\$470,000</u> |
| | \$37,880,000 |

SOURCES

| | |
|-----------------------|---------------------|
| Permanent Mortgage | \$12,900,000 |
| Tax Credit Equity | \$18,680,000 |
| Seller Carryback Loan | \$2,000,000 |
| Potential Grant Funds | \$1,500,000 |
| GAP | \$1,130,000 |
| Deferred Dev. Fee | <u>\$1,670,000</u> |
| | \$37,880,000 |



unison
HOUSING PARTNERS

Empowering People, Strengthening Communities in Adams County

**AGREEMENT BETWEEN ADAMS COUNTY AND UNISON HOUSING PARTNERS
REGARDING THE CONVEYANCE OF LAND FOR THE 7401 BROADWAY
REDEVELOPMENT**

THIS AGREEMENT ("Agreement") is entered into this ____ day of October, 2018, by and between Adams County, Colorado, located at 4430 South Adams County Parkway, Brighton, Colorado 80601 (the "County"), and the Housing Authority of the County of Adams d.b.a. Unison Housing Partners, located at 3033 W. 71st Avenue, Suite 1000, Westminster, Colorado 80030 ("Unison") to set forth the terms and conditions upon which County is willing to donate a parcel of land to Unison for use in a phased affordable housing project known as the 7401 Broadway Redevelopment ("Project").

WHEREAS, the County owns a parcel of land located at 7401 Broadway, Denver, CO, (unincorporated Adams County) 80221 (the "Property"), that became a surplus county property once the Human Services Department previously occupying the Property moved to the County's new Human Services Center; and,

WHEREAS, the County recognizes the urgent need for affordable housing in Adams County and wishes to use the Property to create more affordable housing in Adams County; and,

WHEREAS, one of Unison's missions is to create affordable housing in Adams County, and Unison is willing to accept a donation of the Property from the County upon the terms and conditions of this Agreement in order to develop the Property as part of the Project, which is anticipated to create a minimum of 100 affordable housing units; and

WHEREAS, the County is willing to convey the Property to Unison upon the terms and conditions of this Agreement in order for Unison to complete the Project.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Parties mutually agree as follows:

1. Obligations of Unison:

a. Unison shall:

- i. Accept conveyance of the Property from County at no cost, by means of a special warranty deed, in its "as is" and "with all faults" state, subject to all matters of record, and with knowledge that several residential properties adjacent to the Property are encroaching onto the Property. Unison releases the County from any claims arising from or related to said encroachments or the condition of the Property; and,

- ii. Work diligently to secure funding for the Project and share biannual written updates with the County as to the progress of the project; and
- iii. Use the Property for affordable housing with 100% of the units set aside for those earning no more than 80 percent of the Area Median Income; and,
- iv. Secure the use of the Property as affordable housing by filing in the Clerk and Recorder's Office a restrictive covenant for the Property (Exhibit B). The affordability period shall be forty (40) years; and
- v. Ensure affordability and housing quality standards over the life of the housing development, defined above as the "affordability period". The County shall accept interchange compliance monitoring conducted by the State Housing and Finance Authority or Investor during the affordability period. In the event the State Housing and Finance Authority or Investor is not monitoring compliance, Unison will provide annual reporting including income qualifications, certified rent rolls, inspection of at least 10% of the units, and similar measures. The annual compliance report will be due to the County within 60 days of the end of the calendar year; and
- vi. Be solely responsible for all costs and fees associated with the Project. Unison understands and agrees that, with the exception of conveying the Property, County has no obligation to contribute any additional funds or resources to the Project; and,
- vii. Obtain all governmental approvals for the Project.

2. Obligations of the County:

- a. The County shall convey the Property to Unison by means of a special warranty deed in its "as is" and "with all faults" state, subject to matters of record and the encroachments of adjacent owners by November 1, 2018.

3. Reversion of the Property:

- a. It is an express and material condition of this Agreement that Unison shall begin construction on the initial phase of the Project within five years of the date of this Agreement. The initial phase of the Project is defined as Phase 1, as shown

in the attached Exhibit A. In the event Unison fails to begin construction on the initial phase of the Project within five years of the date of this Agreement, the County may issue a written notice to Unison requiring Unison to re-convey the Property to the County. Unison shall re-convey the Property to County within thirty days of the date of said County notice. Should construction begin on the initial phase of the Project prior to the five-year deadline, this reversion shall terminate. This Agreement shall be extended beyond the initial term of five years if both Parties agree in writing at least 30 days prior to termination of this Agreement.

4. Miscellaneous:

- a. Unison's obligations pursuant to Section 1 of this Agreement are material terms.
- b. This Agreement is the entire understanding of the Parties hereto and neither it, nor the rights and obligations hereunder, may be changed, modified, or waived except by an instrument in writing signed by all of the Parties.
- c. If any provision of this Agreement is determined to be unenforceable or invalid for any reason, the remainder of this Agreement shall remain in effect.
- d. This Agreement and any rights hereunder shall not be assignable or otherwise transferable, in whole or in part, by either Party without the written consent of the other.
- e. Waiver of strict performance or the breach of any provision of this Agreement shall not be deemed a waiver, nor shall it prejudice the waiving Party's right to require strict performance of the same provision, or any other provision in the future.
- f. Neither Party shall be liable for any delay or failure to perform its obligations hereunder to the extent that such delay or failure is caused by a force or event beyond the control of such Party, including, without limitation, war, embargoes, strikes, governmental restrictions or lack of funding, riots, floods, earthquakes, or other natural phenomena.
- g. The Parties agree to devote their best efforts and to exercise good faith in implementing the provisions of this Agreement.

- h. Notwithstanding anything to the contrary within, the obligations of the Parties to fulfill the mutual obligations under this agreement shall be subject to and conditioned upon the appropriation of funds by each Party's respective authorizing bodies. Both Parties are prohibited by law from making fiscal commitments beyond the term of the current fiscal period. If funding is not appropriated, or otherwise becomes unavailable under this Agreement, either party may immediately terminate this Agreement in whole or in part without further liability.
- i. The Parties represent to each other that the individuals signing this Agreement have the authority to do so and all conditions precedent to executing this Agreement have been met.
- j. Enforcement of this Agreement and all rights and obligations hereunder are reserved solely to the County and Unison, and not to any third party. Any services or benefits which third parties receive as a result of this Agreement are incidental to the Agreement and do not create any rights for such third parties.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement, which shall be effective upon the signature of the last person to sign this Agreement.

BOARD OF COUNTY COMMISSIONERS

ADAMS COUNTY, COLORADO

Chair

Date

ATTEST:

STAN MARTIN

CLERK AND RECORDER

APPROVED AS TO FORM:

Deputy Clerk

Adams County Attorney's Office

HOUSING AUTHORITY OF THE COUNTY OF ADAMS d.b.a. UNISON HOUSING PARTNERS

Peter LiFari, Executive Director

Date



**7401 Broadway Redevelopment
Affordable Housing Concept**

EXHIBIT B

When Recorded Return To:

Unison Housing Partners
3033 W. 71st Avenue, Suite 1000
Westminster, CO 80030

ATTENTION:

DECLARATION OF DEED RESTRICTION AND COVENANT

THIS DECLARATION OF DEED RESTRICTION AND COVENANT is made this ____ day of October, 2018, by the Housing Authority of the County of Adams d.b.a. Unison Housing Partners ("Land Owner"), the fee simple owner of certain property further described herein.

RECITALS:

WHEREAS, Land Owner is the beneficiary of Land to be used for the development of affordable rental housing; and,

WHEREAS, said funding and resources were used for the acquisition and development of the following described real property in the County of Adams, State of Colorado (the "Property"):

Also known as:

7401 Broadway, Denver, CO (unincorporated Adams County) 80221; and

WHEREAS, it is the intent of the Land Owner to be the developer of the affordable rental housing; and

WHEREAS, the Land Owner, as the beneficiary of said funding and resources, has agreed to record a deed restriction and covenant that runs with the Property to ensure that certain affordability and occupancy requirements are met.

NOW, THEREFORE, the following is established as a deed restriction and covenant running with the Property:

1. Requirements

A. Affordability Requirements. The use of the Property shall comply with the following affordability requirements:

- **Income Qualified Tenants.** At least 100% of any residential units built will be rented to households earning no more than 80% of Area Median Income.

B. Resale Restriction. In the event of any resale prior to the expiration of the Period of Affordability, as defined in Section entitled “Term”, the Property shall be sold only to a buyer who agrees to comply with the affordability requirements set forth above.

2. **Term.** The affordability requirements stated in this Deed Restriction and Covenant shall encumber the Property for a period of not less than 40 years following the date of the initial Certificate of Occupancy ("the Period of Affordability") and shall not be amended or modified without the express written consent of Adams County.
3. **Enforcement.** The provisions of this Deed Restriction and Covenant may be enforced by Unison, and/or Adams County. It is the responsibility of Unison to ensure affordability and housing quality standards over the life of the housing development, defined above as the “affordability period”. The County shall accept interchange compliance monitoring conducted by the State Housing and Finance Authority or Investor during the affordability period. In the event the State Housing and Finance Authority or Investor is not monitoring compliance, Unison will provide monitoring, to include annual reporting including of income qualifications, certified rent rolls, inspection of at least 10% of the units, and similar measures. The annual compliance report will be due to the County within 60 days of the end of the calendar year.

Land Owner Signature [as it appears on deed of trust]

Date

Land Owner Typed Name [as it appears on deed of trust]

STATE OF COLORADO)
) ss.
_____ COUNTY)

The foregoing instrument was acknowledged before me by _____
this ____ day of _____, 20__

Witness my hand and official seal.
My commission expires: _____.

Notary Public

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this ____ day of _____, 2018, between the County of Adams, State of Colorado, the legal address of which is 4430 S. Adams County Parkway, Brighton, CO 80601 (“Grantor”), and the Housing Authority of the County of Adams, d.b.a. Unison Housing Partners, the legal address of which is 3033 W. 71st Avenue, Suite 1000, Westminster, CO 80030 (“Grantee”):

WITNESSETH

That the Grantor, for and in consideration of the promises set forth in an Agreement between Grantor and Grantee dated October 13, 2018, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

7401 Broadway, Denver, State of Colorado, more particularly described in Exhibit A, attached hereto.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises in its “as is” and “with all faults” condition above bargained and described with the appurtenances, unto the Grantees, its successors and assigns forever.

The Grantor, for itself, its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

REVERTER. The property is being conveyed to Grantee for redevelopment of affordable housing as part of Grantee’s 7401 Broadway Redevelopment. Grantee shall begin construction on the initial phase of the 7401 Broadway Redevelopment within by October 12, 2023. In the event Grantee fails to begin construction on the initial phase of the 7401 Broadway Redevelopment by October 12, 2023, the Grantor may issue a written notice to Grantee requiring Grantee to re-convey to property to Grantor. The parties may agree in writing to

extend the October 12, 2023 deadline. In the event construction on the initial phase of 7401 Broadway Redevelopment begins prior to October 12, 2023, this reverter shall terminate.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed by its duly authorized representative, the day and year first above written.

**BOARD OF COUNTY COMMISSIONERS,
COUNTY OF ADAMS, STATE OF
COLORADO**

Chair

**ATTEST:
STAN MARTIN, CLERK**

Deputy Clerk

APPROVED AS TO FORM:

County Attorney's Office

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 2018, by _____, Chair of the Board of County Commissioners of the County of Adams, State of Colorado.

Witness my hand and official seal.

My commission expires: _____.

Notary Public

Notary Public

EXHIBIT A

Parcel A:

That part of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th P.M., described as follows:

Beginning on the North line of said Southeast 1/4 of the Southwest 1/4 at a point 30 feet West of the Northeast corner of said Southeast 1/4 of the Southwest 1/4;
Thence West along said North line 464.25 feet;
Thence South 00°18'00" West 50 feet;
Thence South 69°48'00" West 176.14 feet to the West line of said East 1/2 of the Southeast 1/4 of the Southwest 1/4;
Thence South along said West line 127.26 feet to a point 1082.55 feet North of the South line of said Southeast 1/4 of the Southwest 1/4;
Thence East parallel with said South line, 629.67 feet to a point 30 feet West of the East line of said Southeast 1/4 of the Southwest 1/4;
Thence North parallel with said East line 235.50 feet, more or less, to the point of beginning,

Except that portion described as follows:

A parcel of land located in the East 1/2 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 34;

Thence North 00°08'16" West along the East line of the Northeast 1/4 of said Southwest 1/4, a distance of 49.35 feet;
Thence South 89°54'00" West, a distance of 30.00 feet to the Southeast corner of Lot 1, Block 5, Western Hills Filing No. 1, said Southeast corner being the true point of beginning;
Thence continuing South 89°54'00" West along the South line of said Block 5, a distance of 314.70 feet;
Thence South 00°08'16" East, a distance of 286.36 feet to a point 1082.55 feet North of the South line of said Southeast 1/4 of the Southwest 1/4;
Thence North 89°39'33" East parallel with said South line of said Southeast 1/4 of the Southwest 1/4, a distance of 314.70 feet to a point 30.00 feet West of the East line of said Southwest 1/4;
Thence North 00°08'16" West parallel to said East line, a distance of 285.04 feet to the true point of beginning, County of Adams, State of Colorado

Parcel B:

That part of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th P.M., described as follows:

Beginning on the North line of said Southeast 1/4 of the Southwest 1/4 at a point 494.25 feet West of the Northeast corner of said Southeast 1/4 of the Southwest 1/4;
Thence South 00°01'00" West 50 feet;
Thence South 69°48'00" West 176.14 feet to the West line of said East 1/2 of the Southeast 1/4 of the Southwest 1/4;
Thence North along said West line to the Northwest corner of said East 1/2 of the Southeast 1/4 of the Southwest 1/4;

Thence East along the North line of said Southeast 1/4 of the Southwest 1/4 to the point of beginning,
County of Adams, State of Colorado.

Parcel C:

Beginning at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th P.M.;
Thence North 00°06'00" West along the East line of said Northeast 1/4 of the Southwest 1/4, a distance of 49.35 feet;
Thence South 89°54'00" West, a distance of 30.00 feet to the Southeast corner of Lot 1, Block 5, Western Hills Filing No. 1, the true point of beginning;
Thence continuing along the South line of Block 5, Western Hills Filing No. 1 by the following courses and distances:
South 89°54'00" West, 948.00 feet;
South 86°32'11" West 139.91 feet;
South 66°09'58" West 106.04 feet, more or less, to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 34;
Thence North 89°42'30" East along the South line of said Northeast 1/4 of the Southwest 1/4, a distance of 1184.60 feet to a point 30.00 feet West of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 34;
Thence North 00°06'00" West parallel to the East line of said Northeast 1/4 of the Southwest 1/4, a distance of 49.45 feet, more or less, to the true point of beginning,

Except that part described as follows:

A parcel of land located in the East 1/2 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian, more particularly described as follows:
Commencing at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 34;
Thence North 00°08'16" West along the East line of the Northeast 1/4 of said Southwest 1/4, a distance of 49.35 feet;
Thence South 89°43'00" West, a distance of 30.00 feet to the Southeast corner of Lot 1, Block 5, Western Hills Filing No. 1, said Southeast corner being the true point of beginning;
Thence continuing South 89°54'00" West along the South line of said Block 5, a distance of 314.70 feet;
Thence South 00°08'16" East, a distance of 286.36 feet to a point 1082.55 feet North of the South line of said Southeast 1/4 of the Southwest 1/4;
Thence North 89°39'33" East parallel with said South line of said Southeast 1/4 of the Southwest 1/4, a distance of 314.70 feet to a point 30.00 feet West of the East line of said Southwest 1/4;
Thence North 00°08'16" West parallel to said East line, a distance of 285.04 feet to the true point of beginning,
County of Adams, State of Colorado.

Parcel D:

A parcel of land located in the East 1/2 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 34;

Thence North 00°08'16" West along the East line of the Northeast 1/4 of said Southwest 1/4, a distance of 49.35 feet;

Thence South 89°54'00" West, a distance of 30.00 feet to the Southeast corner of Lot 1, Block 5, Western Hills Filing No. 1, said Southeast corner being the true point of beginning;

Thence continuing South 89°54'00" West along the South line of said Block 5, a distance of 314.70 feet;

Thence South 00°08'16" East, a distance of 286.36 feet to a point 1082.55 feet North of the South line of said Southeast 1/4 of the Southwest 1/4;

Thence North 89°39'33" East parallel with said South line of said Southeast 1/4 of the Southwest 1/4, a distance of 314.70 feet to a point 30.00 feet West of the East line of said Southwest 1/4;

Thence North 00°08'16" West parallel to said East line, a distance of 285.04 feet to the true point of beginning,

County of Adams, State of Colorado.

The legal descriptions written above are also described as:

A parcel of land in the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

Basis of Bearings: The East line of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 68 West of the 6th Principal Meridian which is monumented by a 3-1/4" Aluminum Cap stamped CDOH LS 14157 at the South 1/4 corner and a 3-1/2" Aluminum Cap stamped Ernest Knight LS 7276 at the center South sixteenth corner assumed to be North 00°05'03" West.

Commencing at a found pin with a 3-1/2" Aluminum cap in a range box stamped "Ernest Night LS 7276", said pin is representing the location of the center South Sixteenth corner of said Section 34;

Thence South 89°44'38" West, a distance of 30.00 feet to a point that is on the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 34 and 30.00 feet West of the East line of said Southwest 1/4, said point is the point of beginning;

Thence South 00°05'03" East, parallel with the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 34, a distance of 236.15 feet, to a point that is 1082.55 feet North of the South line of said Southwest 1/4;

Thence South 89°42'01" West, parallel with the South line of said Southwest 1/4, a distance of 629.54 feet to a point that is on the West line of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 and 1082.55 feet North of the South line of said Southwest 1/4 of said Section 34;

Thence North 00°01'32" West along said West line of the East 1/2, a distance of 236.62 feet to the Northwest corner of said Southeast 1/4 of the Southwest 1/4;

Thence South 89°44'38" West along the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 34, a distance of 555.29 feet to a point that is on the South line of Block 5, Western Hills Filing No. 1;

Thence continuing along the South line of said Block 5 the following three (3) courses:

- 1) North 66°10'13" East, a distance of 106.04 feet;
 - 2) Thence North 85°32'26" East, a distance of 139.91 feet;
 - 3) Thence North 89°54'15" East, a distance of 948.00 feet, to a point that is 30.00 feet West of the East line of said Southwest 1/4;
- Thence South 00°05'45" East, parallel with the East line of said Southwest 1/4, a distance of 50.00 feet, to the point of beginning,
County of Adams, State of Colorado.

UNOFFICIAL COPY



STUDY SESSION AGENDA ITEM

| |
|--|
| DATE: October 30, 2018 |
| SUBJECT: ACED Plan of Work: 3rd Qtr Update |
| FROM: Barry Gore, Tricia Allen (ACED Staff) |
| AGENCY/DEPARTMENT: ACED |
| ATTENDEES: Barry Gore, Tricia Allen, Kristin Sullivan, Doug Clark |
| PURPOSE OF ITEM: Provide update on the Annual Plan of Work |
| STAFF RECOMMENDATION: Informational |

BACKGROUND:

Per the Professional Services Agreement, ACED is required to meet with the Board of County Commissioners to discuss its Annual Work Plan and providing quarterly status updates on achieving the scope of services identified in the Professional Services Agreement.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Economic Development

ATTACHED DOCUMENTS:

Presentation

FISCAL IMPACT:

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

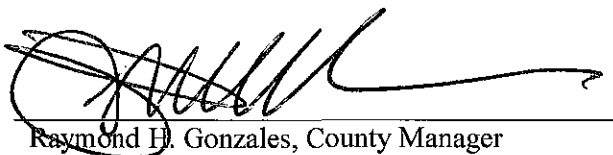
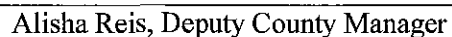
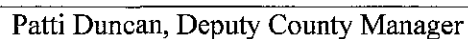
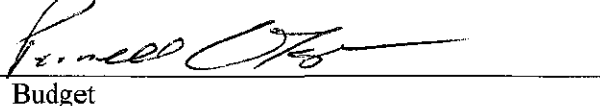
Fund:**Cost Center:**

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

| | Object Account | Subledger | Amount |
|---|-------------------|-----------|-----------|
| Current Budgeted Operating Expenditure: | | | \$131,516 |
| 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
Patti Duncan, Deputy County Manager**APPROVAL OF FISCAL IMPACT:**
Budget



Plan of Work:

3rd QTR 2018 Update

Business Retention and Expansion

BRE Visits 3rd QTR 2018

| | 1 st QTR 2018 | 2 nd QTR 2018 | 3 rd QTR 2018 | YTD Totals |
|-----------------------|-----------------------------|-----------------------------|-----------------------------|----------------------------|
| Visits | 13 Visits | 17 Visits | 24 visits | 54Visits (GOAL: 100) |
| Jobs | 550 | 126 | 336 | 1,012 |
| Capital Investment | \$1M | \$850K | \$775K | \$2.6M |

Business Retention and Expansion

Business Retention & Expansion

Companies Visited in 3rd QTR 2018

FedEx Freight
Rocky Mountain Natural Meats
Cabinet Warehouse
Sturgeon Electric
Deltech
Coda Coffee
Elite Construction
Alpine Pipe
Image Impressions
Right Stuff Equipment
Classic Metals
Weaver Electric
Clear Intentions
AIA Industries
American Tape and Label
Complete Asphalt
Repurposed Metals

Business Retention and Expansion

Business Retention & Expansion
3rd QTR 2018

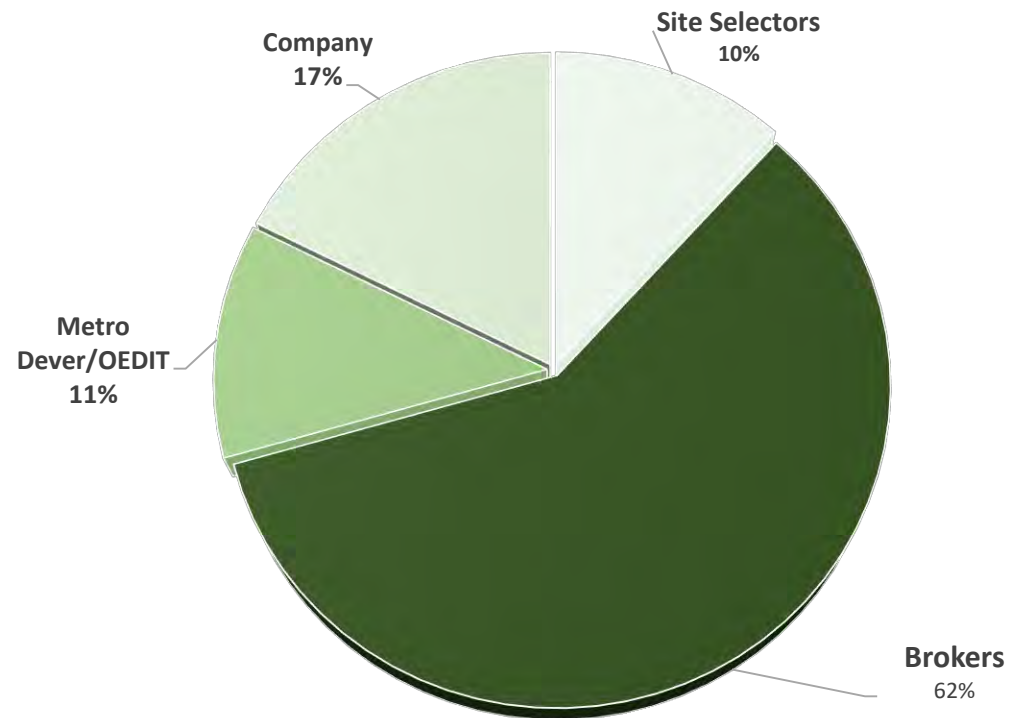
Challenges Raised and Being Addressed by ACED

- ▶ Housing Affordability
- ▶ Workforce - finding and keep it!

Primary Employment Attraction

Prospects

3rd QTR 2018 Prospects:
(By Source)



Primary Employment Attraction

Major Company Announcements 3rd QTR 2018

| COMPANY | TOTAL CAPEX | JOB | MUNICIPALITY |
|------------------------------------|-------------|-----|---------------|
| WRT International | \$4M | 38 | Westminster |
| Pinnacle Architectural Lighting | \$5M | 49 | Aurora |
| Reinforced Earth | \$1.1M | 45 | Aurora |
| GE Distribution | \$2.4M | 55 | Commerce City |
| Mile High Express | \$11M | 77 | Aurora |

Primary Employment Attraction

TOTAL CAPEX, Jobs and Incentives
3rd QTR 2018

| YTD 2018 Year to Date | |
|------------------------|--|
| # OF JOBS | 1,797 |
| TOTAL CAPEX | \$216.5M |
| | |
| 2018 Tax rebate amount | \$601,590 in eligible tax rebates for 2018 |

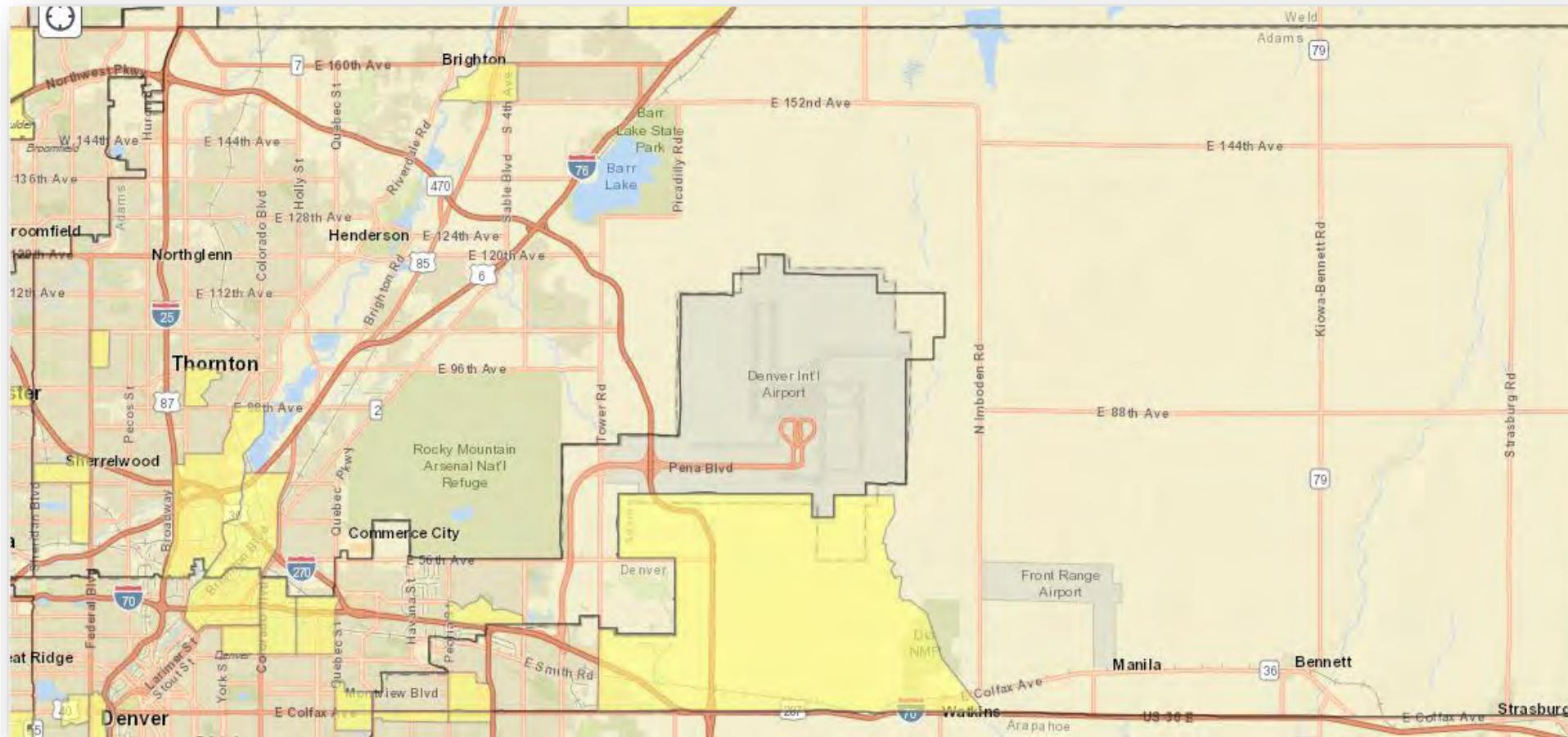
Marketing and Outreach

Marketing and Outreach 3rd QTR 2018

| | 3rd QTR 2018 | YTD Totals |
|---------------------------------------|----------------------------------|--------------|
| Presentations/ Marketing Campaigns | 9 | 31(GOAL: 30) |
| Website | | |
| | Complete overhaul of the site | |
| | | |
| | | |
| Outreach Efforts | | |
| | CREJ Industrial Summit | |
| | Ringsby Realty | |
| | Invesco Real Estate | |
| | Lee and Associates | |
| | Dean Callen & Co. | |

What's New in 2018?

Opportunity Zones - UPDATE



What's New in 2018?

Opportunity Zones

The federal tax law signed December 2017 has created an Opportunity Zone program that encourages private investments in select economic distressed communities. Using New Market Tax Credit qualified census tracts, Colorado can submit 125 tracts to be included in the program (Colorado has 500 tracts that qualify - the state has created a ranking system to help identify the most distressed communities). All states are required to have proposals submitted to the US Treasury by mid-March 2018.

ACED helped our municipal and community partners evaluate proposed tracts and lead the evaluation process for tracts in Unincorporated Adams County. Adams County has 9 tracks nominated to be approved by the US Treasury Department:

| | | |
|-------|-------------|-----------------|
| Adams | Adams 81 | Aurora |
| Adams | Adams 83.53 | Aurora |
| Adams | Adams 86.06 | Brighton |
| Adams | Adams 89.01 | Commerce City |
| Adams | Adams 92.02 | Thornton |
| Adams | Adams 93.21 | Federal Heights |
| Adams | Adams 96.04 | Westminster |
| Adams | Adams 96.06 | Uninc. AC |
| Adams | Adams 150 | Uninc AC |

What's New in 2018?

2018 Adams County Site Selection Summit Feedback from Site Selectors

The Fitzsimons Innovation Community should be front and center in most of your marketing efforts!

As more and more projects are becoming capital intensive, local incentive should have the flexibility to (and limit the new job requirement).

Adams County is not a well known area nationally. Align with the Metro Denver (or DEN) brand. Going it alone is not a good strategy in terms of brand development.

The lack of office space is a challenge. ACED should focus on attracting office developers and users to the County, especially by the airport.

2019 Site Selection Summit - July 23-25 (the Feedback breakfast will be at The Gaylord Rockies)

QUESTIONS?



STUDY SESSION AGENDA ITEM

| |
|--|
| DATE: October 30, 2018 |
| SUBJECT: Review of 2019 Proposed Budget |
| FROM: Raymond H. Gonzales, County Manager & Nancy Duncan, Budget Director |
| AGENCY/DEPARTMENT: County Manager's Office and Budget Department |
| ATTENDEES: County Manager's Office and Budget Department |
| PURPOSE OF ITEM: To provide information to the Board of County Commissioners regarding the 2019 Proposed Budget |
| STAFF RECOMMENDATION: Direction from the Board of County Commissioners regarding the 2019 Proposed Budget |

BACKGROUND:

The Annual Budget Process began in February 2018. This is to provide information and answer any remaining questions regarding the 2019 Proposed Budget before the First Reading of the 2019 Proposed Budget in Public Hearing on December 4, 2018.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office and Budget Department

ATTACHED DOCUMENTS:

None.

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:

The fiscal impact will be discussed at this Study Session.

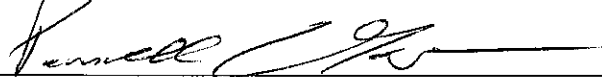
APPROVAL SIGNATURES:

Raymond H. Gonzales, County Manager

Alisha Reis, Deputy County Manager

Bryan Ostler, Deputy County Manager

Patti Duncan, Deputy County Manager

APPROVAL OF FISCAL IMPACT:

Budget



STUDY SESSION AGENDA ITEM

| | |
|------------------------------|---|
| DATE: | October 30, 2018 |
| SUBJECT: | Third Amendment to the 2018 Adopted Budget |
| FROM: | Nancy Duncan, Budget Director |
| AGENCY/DEPARTMENT: | Budget Department |
| ATTENDEES: | Budget Office Staff |
| PURPOSE OF ITEM: | Review requested amendment items with the Board of County Commissioners and answer any questions regarding these items. |
| STAFF RECOMMENDATION: | After review of the Third Amendment, to adopt the 2018 Third Budget Amendment at a future Public Hearing. |

BACKGROUND:

This is to amend the 2018 Adams County Budget

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office and Budget Office

ATTACHED DOCUMENTS:

2018 3rd Amendment Summary
2018 3rd Amendment Detail

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:

Due to the length of the amendment, please see attached Amendment Summary and Amendment Detail for fiscal impact.

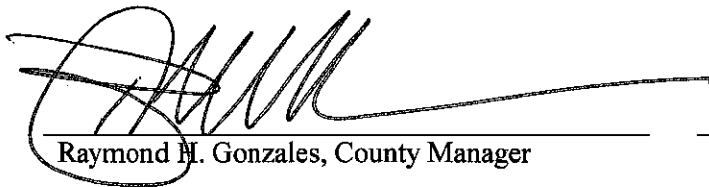
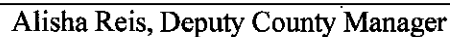
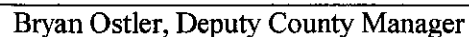
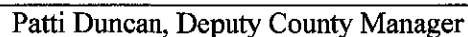
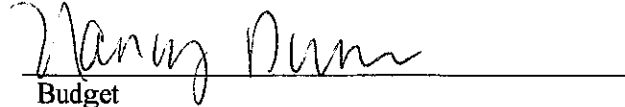
APPROVAL SIGNATURES:
Raymond H. Gonzales, County Manager
Alisha Reis, Deputy County Manager
Bryan Ostler, Deputy County Manager
Patti Duncan, Deputy County Manager**APPROVAL OF FISCAL IMPACT:**
Nancy Dunn
Budget

Exhibit A - Amendments

Third Amendment to the 2018 Budget
Resolution No. TBD
For Adoption on November 13, 2018
Study Session: October 30, 2018



Purpose of Resolution:

A resolution to amend the 2018 Budget. Summary information by Fund and Department is listed below. Additional detailed information is attached for consideration and review.

| Fund | Department | Expenditure Amount | Revenue Amount | Use of Fund Balance | FTE |
|----------------------------|---------------------------|--------------------|----------------|---------------------|-------------|
| GENERAL FUND | County Manager | \$137,500 | \$0 | \$137,500 | 0.00 |
| | Facilities | \$65,000 | \$0 | \$65,000 | 0.00 |
| | People & Culture | \$89,000 | \$0 | \$89,000 | 1.00 |
| | Sheriff's Office | \$8,615 | \$8,615 | \$0 | 0.00 |
| ROAD & BRIDGE FUND | Public Works | \$700,000 | \$0 | \$700,000 | 0.00 |
| STORMWATER UTILITY FUND | Public Works - Stormwater | \$200,000 | \$0 | \$200,000 | 0.00 |
| Total Appropriation | | \$1,200,115 | \$8,615 | \$1,191,500 | 1.00 |

| Fund Summary | Expenditure Amount | Revenue Amount | Use of Fund Balance | FTE |
|----------------------------|--------------------|----------------|---------------------|-------------|
| GENERAL FUND | \$300,115 | \$8,615 | \$291,500 | 1.00 |
| ROAD & BRIDGE FUND | \$700,000 | \$0 | \$700,000 | 0.00 |
| STORMWATER UTILITY FUND | \$200,000 | \$0 | \$200,000 | 0.00 |
| Total Appropriation | \$1,200,115 | \$8,615 | \$1,191,500 | 1.00 |

AMENDMENTS

Third Amendment to the 2018 Budget
Resolution No. TBD
For Adoption on November 13, 2018
Study Session: October 30, 2018



| Department - (Division) | Source of Funding (Carryover, Fund Balance, Grant, Miscellaneous Revenue) | Expenditure Amount | Revenue Amount | Use of Fund Balance | Ongoing (X) | Reason for Amendment | FTE |
|---------------------------|--|-----------------------|-------------------|------------------------|----------------|--|------------|
| GENERAL FUND | | | | | | | |
| County Manager | Fund Balance | 137,500 | 0 | 137,500 | | The BoCC and other representatives of the Airport Coordinating Committee (ACC) authorized an additional \$500,000 to be spent on a marketing firm for the Aerotropolis region. Adams County Economic Development (ACED) is procuring the services and oversees the project. Denver will be matching the \$500,000 contribution. Each of the ACC jurisdictions has agreed to fund a portion of the \$500,000 based upon the cost allocation previously agreed to by the ACC. The Adams County portion is \$137,500. | |
| County Manager | Transfer | (1,839,100) | 0 | (1,839,100) | | This transfer will move the budget for the Adams County Youth Services Center to the correct object account without increasing the budget. | |
| County Manager | Transfer | 1,839,100 | 0 | 1,839,100 | | This transfer will move the budget for the Adams County Youth Services Center to the correct object account without increasing the budget.. | |
| Facilities | Fund Balance | 65,000 | 0 | 65,000 | | This will allow for funding to update the Fire Alarm System at the Western Service Center to interface with the new Security System. This update was not known at the time of Budget Development. | |
| Facilities | Transfer | (384,000) | 0 | (384,000) | | The Waymire Dome Roofing Project came in under budget. This transfer will allow the remaining funds to be used for another roofing project for the Parks Administration Building without increasing the budget. Approved in AIR on July 31, 2018.. | |
| Facilities | Transfer | 384,000 | 0 | 384,000 | | The Waymire Dome Roofing Project came in under budget. This transfer will allow the remaining funds to be used for another roofing project for the Parks Administration Building without increasing the budget. Approved in AIR on July 31, 2018.. | |
| People & Culture | Fund Balance | 89,000 | 0 | 89,000 | X | An additional FTE was approved in Study Session on October 23, 2018 by the BoCC for the consolidation of the DA's HR services into People and Culture. | 1.0 |
| Sheriff's Office | Grant Funding | 8,615 | 8,615 | 0 | | The Colorado Department of Law, Peace Officer Standards and Training (POST) issued a purchase order for an award to reimburse the Sheriff's Office for purchasing training equipment. The purpose of the PO is to engage the services of the Sheriff's Office to assist POST with its statutory responsibility of providing law enforcement training and safety courses to certified Colorado peace officers. | |
| TOTAL GENERAL FUND | | \$300,115 | \$8,615 | \$291,500 | | | 1.0 |

| Department - (Division) | Source of Funding (Carryover, Fund Balance, Grant, Miscellaneous Revenue) | Expenditure Amount | Revenue Amount | Use of Fund Balance | Ongoing (X) | Reason for Amendment | FTE |
|-------------------------|--|-----------------------|-------------------|------------------------|----------------|----------------------|-----|
|-------------------------|--|-----------------------|-------------------|------------------------|----------------|----------------------|-----|

ROAD & BRIDGE FUND

| | | | | | | | |
|-------------------------------------|--------------|------------------|------------|------------------|--|---|------------|
| Public Works | Fund Balance | 700,000 | 0 | 700,000 | | The Lowell Blvd Improvements Project was advertised in the summer of 2018. The lowest responsive bid was higher than the project budget. | |
| Public Works | Transfer | (300,000) | 0 | (300,000) | | This transfer will increase the Gravel Roads program budget. The county is using a new approach to gravel roads, incorporating manufactured material and polymers to create a surface that provides a better driving experience, durability, and less maintenance. A transfer can be done within the Road & Bridge Fund there will be leftover funding due to a change in necessary equipment purchases. This means there will be no budget increase. | |
| Public Works - Gravel Roads Program | Transfer | 300,000 | 0 | 300,000 | | This transfer will increase the Gravel Roads program budget. The county is using a new approach to gravel roads, incorporating manufactured material and polymers to create a surface that provides a better driving experience, durability, and less maintenance. A transfer can be done within the Road & Bridge Fund there will be leftover funding due to a change in necessary equipment purchases. This means there will be no budget increase. | |
| TOTAL ROAD & BRIDGE FUND | | \$700,000 | \$0 | \$700,000 | | | 0.0 |

STORMWATER UTILITY FUND

| | | | | | | | |
|--------------------------------------|--------------|------------------|------------|------------------|--|--|------------|
| Public Works - Stormwater | Fund Balance | 200,000 | 0 | 200,000 | | To address existing infrastructure that is deteriorating and has failed in some instances. The design of these projects is either complete or nearing completion. The budget requested is for construction of the repairs. 1- 53rd and Julian Storm System. 2- 96th and Monaco. 3- 65th and Lowell Crestview Coordination. | |
| TOTAL STORMWATER UTILITY FUND | | \$200,000 | \$0 | \$200,000 | | | 0.0 |

TOTAL ALL FUNDS - 2018 3RD AMENDMENT

| | | | |
|---------------------------|-----------------------|---------------------------|-------------------|
| <u>\$1,200,115</u> | <u>\$8,615</u> | <u>\$1,191,500</u> | <u>1.0</u> |
|---------------------------|-----------------------|---------------------------|-------------------|