



Board of County Commissioners  
Eva J. Henry - District #1  
Charles "Chaz" Tedesco - District #2  
Emma Pinter - District #3  
Steve O'Dorisio - District #4  
Lynn Baca - District #5

## STUDY SESSION AGENDA

Tuesday  
November 22, 2022

*ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE*

### STUDY SESSION ITEMS

10:15 a.m.	ATTENDEE(S):	Michael Ruddock / John Russell, Denton's (by phone)
	ITEM:	2023 Federal Priorities Discussion
10:45 a.m.	ATTENDEE(S):	Brian Staley / Janet Lundquist / Chris Chovan
	ITEM:	Regional Transportation Update
11:45 – 11: 55 a.m.	ATTENDEE(S):	
	ITEM:	Break
11:55 a.m.	ATTENDEE(S):	Ameer Faquir / Nicci Beauprez / Jessica Coffey
	ITEM:	Mineral Lease - Barr Lake Area RFP Results
12:25 p.m.	ATTENDEE(S):	Byron Fanning
	ITEM:	Arapahoe County TIP Support Grant Request
12:55 p.m.	ATTENDEE(S):	Marc Osborne
	ITEM:	Football Stadium District Funding Received
1:25 – 1:35 p.m.	ATTENDEE(S):	
	ITEM:	Break
1:35 p.m.	ATTENDEE(S):	Noel Bernal
	ITEM:	Administrative Item Review / Commissioners Communication

2:05 p.m.	ATTENDEE(S):	Doug Edelstein
	ITEM:	Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding Treasurer Litigation
2:35 p.m.	ATTENDEE(S):	Michael Sink
	ITEM:	Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding Coates Case
3:05 p.m.	ATTENDEE(S):	Heidi Miller
	ITEM:	Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding Grabbingbear Case

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

\*\*\*AGENDA IS SUBJECT TO CHANGE\*\*\*



## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> November 22, 2022
<b>SUBJECT/TITLE:</b> 2023 Federal Priorities Discussion
<b>OFFICE/DEPARTMENT:</b> County Manager's Office
<b>CONTACT:</b> Michael Ruddock
<b>FINANCIAL IMPACT:</b> n/a
<b>SUPPORT/RESOURCES REQUEST:</b> n/a
<b>DIRECTION NEEDED:</b> Guidance by BOCC on top federal priorities to pursue in 2023

### DISCUSSION POINTS:

- Past Federal priorities
- Discussion around '23 priorities

# Adams County 2023 Federal Priorities



# 2020 Priorities

CASP

Transportation

Head Start

Opportunity Zones

Workforce & Business Center

Veterans Service Office

**ADAMS COUNTY 2020 LEGISLATIVE PRIORITIES COLORADO**

**HEAD START**

- Adams County Head Start will provide early childhood education services in partnership with local families and the community.
- In the 2020-2021 school year, ACS will expand its efforts to provide services to more children.
- ACS will continue to provide services to children in the community.
- ACS will continue to provide services to children in the community.
- ACS will continue to provide services to children in the community.

**COLORADO AIR AND SPACE PORT**

- ACS will continue to provide services to children in the community.
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**TRANSPORTATION**

**U.S. 40 AND CRYSTAL INTERCHANGE PROJECT**

The project will improve the safety and efficiency of travel along the U.S. 40 corridor, including the interchange at Crystal Avenue and Adams County.

- The U.S. 40 corridor is a major freight transportation corridor, serving as a vital link to the region's economy.
- U.S. 40 is a major arterial roadway with approximately 12 miles of roadway, serving as a vital link to the region's economy.
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**OPPORTUNITY ZONES**

- Adams County has been designated as an Opportunity Zone.
- The Adams County Board of Commissioners established the Opportunity Zone Committee to help identify the most viable Opportunity Zones in Adams County.
- The Opportunity Zone Committee is currently reviewing the Opportunity Zones in Adams County.
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**WORKFORCE & BUSINESS CENTER**

**VISION**

Adams County is the most innovative and inclusive county in America for all families and businesses.

**CONTACT**

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**ADAMS COUNTY**  
COLORADO

# 2021 Priorities

- ✧ CASP
- ✧ Transportation
- ✧ Domestic Violence
- ✧ Mental Health
- ✧ Veterans Service Office

**2021 LEGISLATIVE PRIORITIES**  
**COLORADO AIR AND SPACE PORT (CASP)**

**TIMELINE**

- AUG. 2019** CASP development timeline approved by AGC.
- APRIL 2019** Signed letter of intent with space-based FSO for future development and support of CASP.
- OCT. 2019** After opening first facility at COA in Sept 2019, Western Slope announced plans to develop a second FSO at COA.
- NOV. 2019** Signed letter of intent with Colorado Space Grant Consortium for development of a second FSO at COA.
- SEPT. 2020** Colorado Space Grant Consortium signed letter of intent with CASP for development of a second FSO at COA.
- DEC. 2020** Signed letter of intent with Colorado Space Grant Consortium for development of a second FSO at COA.
- JUNE 2021** Signed letter of intent with Colorado Space Grant Consortium for development of a second FSO at COA.

**CASP FACTS**

- CASP is a multi-phase development project that will include a second FSO at COA, a second FSO at COA, and a second FSO at COA.
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**PARTNERS**

- Colorado Space Grant Consortium
- 1st FSO
- REACTION ENGINES
- NFA
- DAWN

**TRANSPORTATION**

**U.S. 40 AND 420TH INTERCHANGE PROJECT**

This project will improve the safety and efficiency of the U.S. 40 and 420th interchange, which is a critical route for the region.

**DOMESTIC VIOLENCE**

Domestic violence is a leading cause of injury and death in Adams County. The county is committed to providing support and resources for victims and perpetrators.

**MENTAL HEALTH**

Mental health is a leading cause of disability in Adams County. The county is committed to providing support and resources for individuals with mental health challenges.

**CONTACT**

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Legislative and Policy Analyst  
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# 2022 Priorities


CASP

Transportation

Head Start

Riverdale Regional Park


Housing



## 2022 LEGISLATIVE PRIORITIES

### HEAD START

Funding for childcare wages and positions with Head Start.



**2020-2021 SCHOOL YEAR**

- ✓ 103 children enrolled.
- ✓ 175 families served.
- ✓ 30.3% of families served were two-parent families.
- ✓ 69.7% of families served were single-parent families.
- ✓ 68% of families had at least one employed parent/guardian.
- ✓ 25% of families had less than a high school diploma.
- ✓ 40% of families obtained a high school diploma or GED.
- ✓ 35% of families had an advanced degree, vocational school, or some college.
- ✓ 123 families were referred to community resources.

### HOUSING

**GOAL:** Use additional mechanisms (building upon recent work) to convert existing mobile home parks to ownership by residents.


**CHALLENGES:** The timing and securing financing to make this a practical solution.

Additional financing tools to support construction of new for-sale affordable housing.


#### COLORADO HOUSING RESEARCH

- ✓ The cost of rent rose much faster than incomes in every Colorado county and city with 50,000+ residents.
- ✓ 69% of Coloradans are homeowners—down from 67% in 2000.
- ✓ Colorado housing supply was 13% of what's needed in June 2021.
- ✓ The gap in home ownership rates between non-Hispanic white and black, indigenous, people of color (BIPOC) households is very large:
  - 71% of non-Hispanic whites own their homes.
  - 43% of Black/African American households own their homes.
  - 51% of Hispanic households own their homes.
- ✓ To return the housing market to a functional level and decrease prices, the state needs an extra 36,305 units, for a total of 486,735 units between now and 2030—an average of 44,250 units per year which is 1.67 times the current production levels.


### ADAMS COUNTY BOARD OF COMMISSIONERS




LYNN SELLS  
Dist. 1 Commissioner, District 1




KIMBERLY KORMAN  
Dist. 2 Commissioner, District 2



CHARLES CAMPBELL  
Dist. 3 Commissioner, District 3



PAMELA MILLER  
Dist. 4 Commissioner, District 4



STEVEN JAMES  
Dist. 5 Commissioner, District 5

### VISION

Adams County is the most innovative and inclusive county in America for all families and businesses.

# FY '23 Congressionally Directed Funding Requests

☞ Aurora Mental Health Acute Care Center Project – Reps. Crow & Perlmutter

☞ Veterans Memorial Amphitheater – Rep. Crow



## Advancing Adams: Existing Conditions Report Takeaways

1. Population is expected to grow
2. Housing not on pace to meet demands
3. Rising housing prices threaten attainability and displacement
4. Conflicts and environmental issues exist b/w land uses and residents
5. Opportunities to strengthen economic resiliency and employment exist
6. Agriculture continues to be a regional asset and cultural keystone but is threatened by development expansion
7. Availability of water, utilities, and services constrain future development and growth
8. Diversity and inclusion are assets and values in the county

# Potential '23 Priorities

- ❧ CASP
- ❧ Transportation
- ❧ Adams County Public Health Department
- ❧ Housing & Homelessness
- ❧ Public Safety
- ❧ Climate & Conservation
- ❧ Mental/Behavioral Health
- ❧ Head Start
- ❧ Veterans Service Office
- ❧ Agriculture
- ❧ Other....



## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> November 22, 2022
<b>SUBJECT/TITLE:</b> Regional Transportation Update
<b>OFFICE/DEPARTMENT:</b> Public Works
<b>CONTACT:</b> Brian Staley
<b>FINANCIAL IMPACT:</b> None
<b>SUPPORT/RESOURCES REQUEST:</b> N/A
<b>DIRECTION NEEDED:</b> Setting 2023 Regional Transportation Program Priorities

### DISCUSSION POINTS:

- 2022 Project Status Updates
- Current Regional Transportation Commitments from the County total \$30.3M
- 2023 Regional Transportation Program Priorities



## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> November 22, 2022
<b>SUBJECT/TITLE:</b> Mineral Lease - Barr Lake Area RFP Results
<b>OFFICE/DEPARTMENT:</b> Fleet and Facilities
<b>CONTACT:</b> Jessica Coffey
<b>FINANCIAL IMPACT:</b> Awarding a mineral lease through the RFP process has the potential to generate income for the county in addition to favorable terms that would not be offered in a forced pooling situation. Forced pooling notice expected within 1-2 months for this development.
<b>SUPPORT/RESOURCES REQUEST:</b> N/A
<b>DIRECTION NEEDED:</b> Request that the Board of County Commissioners approve awarding a mineral lease for Barr Lake Area based on the results of the Mineral RFP.

### DISCUSSION POINTS:

- Barr Lake Area RFP Scope and Map - Refresher
- RFP Responses
- Evaluation of Responses
- Mineral Lease Recommendation

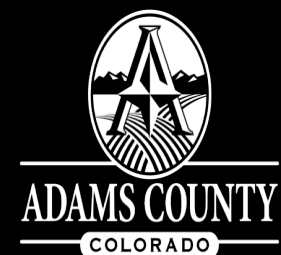
# MINERAL RFP

Ameer Faquir – Director, Facilities & Fleet Management

Nicci Beauprez – Real Property Manager

Jessica Coffey – Land & Asset Coordinator

November 22, 2022



# AGENDA

Adams County Mineral Leasing Policy

Mineral Lease RFP Timeline

Maps of Mineral RFP Area

Review of Evaluation Criteria Summary

Review of Operator Questions

RFP Responses – Operator Comparison

Estimated Revenues and Risk

Staff Recommendation



# MINERAL LEASING AND EXTRACTION POLICY

Board Adopted - Effective July 8, 2014. Governs solicitation of mineral leasing of county owned mineral rights. A competitive procurement process is the preferred method of awarding, unless a competitive process is not viable and/or force pooling is likely.

As required, staff presented the proposed Barr Lake area minerals to be leased in SS on October 18<sup>th</sup> and received direction to proceed with an RFP process.

As required, staff is bringing the responses back to SS for consideration.

# MINERAL LEASE RFP TIMELINE

10/18/22 – Presented to BOCC in Study Session

10/19/22 – RFP went live on Bidnet

10/28/22 – Question Deadline – No questions received

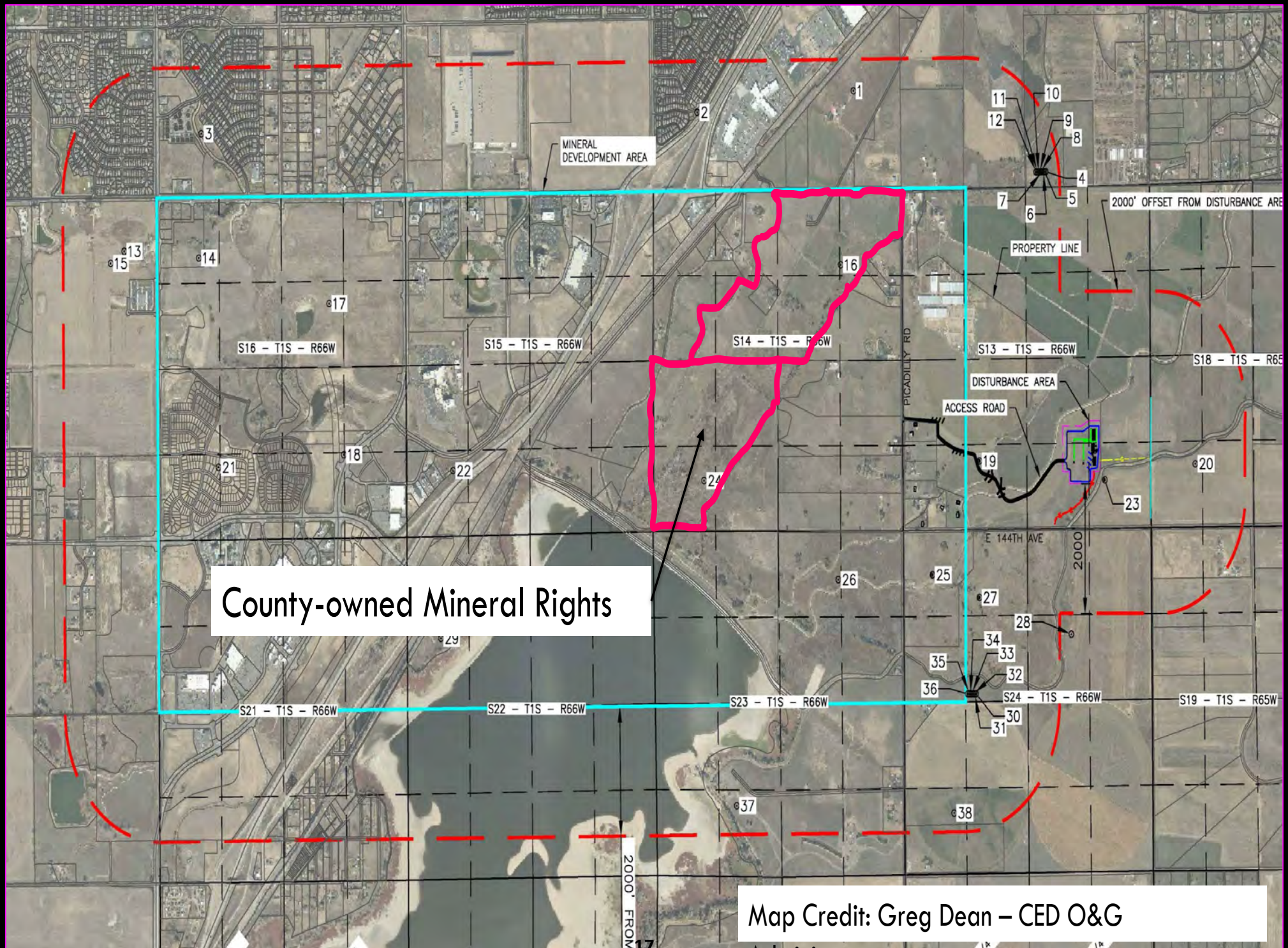
11/08/22 – RFP closed

11/10/22 – Evaluation Committee Meeting – Top candidate selected

11/22/22 – RFP Responses Presented in SS for BOCC consideration

\*11/29/22 – Mineral Lease in Public Hearing, pending direction to proceed







# PENDING COGCC APPROVAL – HORIZONTAL LATERALS



# REVIEW — EVALUATION CRITERIA

Professionalism

Answers to Required Questions

Operator's 5-year Compliance History

Status of Surface Use Site for Mineral Development

Pricing

# REVIEW — OPERATOR QUESTIONS

Financial Capability to Produce Wells

Intention to Permit Wells

Compliance History with COGCC & Local AHJs

Ethical Operating Standards

Force Pooling Regarding this Property



# RFP RESPONSES — OPERATOR COMPARISON

## Civitas

- \$40 million comprehensive bond
- \$25 million umbrella insurance policy
- Permitted Surface Use Location – not on Adams County land
- Pending drilling permits with COGCC
- Detailed list of any violations within the last 7 years – mostly related to paperwork
- Accepted Adams County Standard Lease

## POCO

- \$1.9 million comprehensive bond
- \$10 million umbrella insurance policy
- No surface location permitted or identified – suggested there are options, but did not provide details
- No pending/approved drilling permits for this area
- Vague summary of violations
- Modified Adams County Standard Lease

# RFP RESPONSES — PRICING COMPARISON

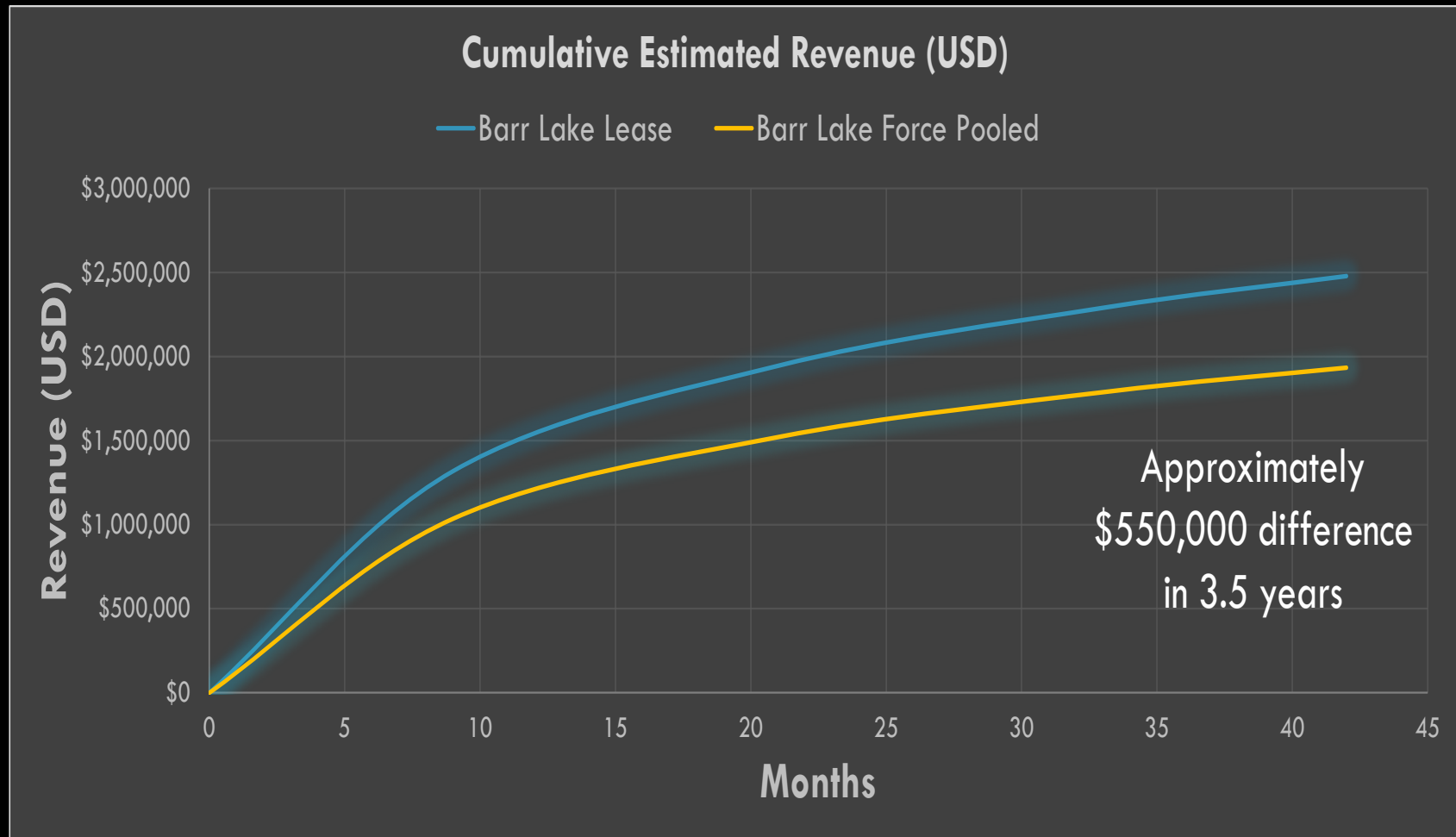
Operator	Lease Area (acres)	Bonus Offer (\$/acre)	Bonus Amount (\$)	Royalty (%)	Shut-in Payment
Civitas Resources	280.7655	\$4,000	\$1,123,062	20%	\$100/acre
POCO HoldCo, LLC	274.03	\$5,500	\$1,507,165	20%	\$100/acre

# ESTIMATED REVENUES

Production Year	\$/acre	20% royalty	Lease Revenue
Year 1 (9 months)	\$ 23,490	\$ 4,698	\$ 1,319,010
Year 2	\$ 11,160	\$ 2,232	\$ 626,655
Year 3	\$ 6,143	\$ 1,229	\$ 344,944
Year 4 (9 months)	\$ 3,367	\$ 673	\$ 189,057
		<b>Total for 3.5 years</b>	<b>\$ 2,479,666</b>

Based on production values from COGCC website for a similar sized drilling/spacing unit in the same formations (play) in proximity to Adams County's minerals. Does not include bonus payment or shut-in payments – royalty percentage revenues only.

# ESTIMATED REVENUE RISK



Does not include bonus or shut-in payments. Estimated force pooling revenue does not represent expense offsets to consenting parties.

# STAFF RECOMMENDATION

Award a mineral lease to Civitas Resources

- Most responsive & responsible
- Drilling & forced pooling is imminent



## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> November 22, 2022
<b>SUBJECT/TITLE:</b> TIP Grant Support Request from Arapahoe County for Colfax underpass at the Highline Canal
<b>OFFICE/DEPARTMENT:</b> Parks, Open Space & Cultural Arts
<b>CONTACT:</b> Byron Fanning
<b>FINANCIAL IMPACT:</b> \$733,333 in 2024
<b>SUPPORT/RESOURCES REQUEST:</b> Request to sign the support form.
<b>DIRECTION NEEDED:</b> Does the Board support staff signing the support form for this project

### **DISCUSSION POINTS:**

This study session is to request BOCC support for a Transportation Improvement Project being led by Arapahoe County.

- Total Project is \$11,000,000 in partnership with the City of Aurora and Arapahoe County.
- Adams County's portion would come out of the 2023 budget in the form of a grant request from our Open Space Grant program
- This project is completely in Aurora with the southern approach in Arapahoe County and the northern approach in Adams
- This is a much-needed connection for this regional trail
- Staff strongly supports this project given the location and partnerships with other agencies involved





## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> November 22, 2022
<b>SUBJECT/TITLE:</b> Football Stadium District Funding Received
<b>OFFICE/DEPARTMENT:</b> Budget
<b>CONTACT:</b> Marc Osborne
<b>FINANCIAL IMPACT:</b> Adams County received a sharing distribution of \$1,144,816.02 to be used for "Youth Activity Programs".
<b>SUPPORT/RESOURCES REQUEST:</b> Discussion on these funds received
<b>DIRECTION NEEDED:</b> Potential use of the funds

### DISCUSSION POINTS:

Potential use of the funds
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Article 33 - Sharing Amount (\$41,037,962.90)  
Youth Activities Programs Funds Distribution List

Entity	Check amount
City of Arvada	\$ 980,288.72
City of Aurora	\$ 3,759,261.39
City of Boulder	\$ 2,161,511.97
Town of BowMar	\$ 862.21
City of Brighton	\$ 454,084.93
City & County of Broomfield	\$ 1,096,818.44
City of Castle Pines	\$ 112.85
City of Castle Rock	\$ 119.83
City of Centennial	\$ 1,462,192.86
City of Cherry Hills Village	\$ 25,017.15
Town of Columbine Valley	\$ 4,590.51
City of Commerce City	\$ 613,461.97
City & County of Denver	\$ 12,543,777.06
City of Edgewater	\$ 63,636.73
City of Englewood	\$ 1,119,139.81
Town of Erie	\$ 22,630.38
City of Federal Heights	\$ 125,124.30
Town of Foxfield	\$ 7,222.68
City of Glendale	\$ 373,256.58
City of Golden	\$ 587,443.91
City of Greenwood Village	\$ 628,627.13
Town of Jamestown	\$ 329.95
City of Lafayette	\$ 199,668.51
Town of Lakeside	\$ 3,601.08
City of Lakewood	\$ 2,293,889.73
Town of Larkspur	\$ 56,258.93
City of Littleton	\$ 1,229,200.72
City of Lone Tree	\$ 1,010,137.26
City of Longmont	\$ 980,481.19
City of Louisville	\$ 254,627.76
Town of Lyons	\$ 16,047.48
Town of Morrison	\$ 19,009.60
Town of Mountain View	\$ 4,660.27
Town of Nederland	\$ 21,762.43
City of Northglenn	\$ 394,396.46
Town of Parker	\$ 611,440.85
City of Sheridan	\$ 208,400.56
Town of Superior	\$ 179,692.06
City of Thornton	\$ 1,251,876.65
City of Westminster	\$ 1,610,291.85
City of Wheat Ridge	\$ 523,551.51
Town of Ward	\$ 478.50
Adams County	\$ 1,144,816.02
Arapahoe County	\$ 637,822.09
Boulder County	\$ 309,220.55
Douglas County	\$ 939,363.21
Jefferson County	\$ 1,107,756.29

**METROPOLITAN FOOTBALL STADIUM DISTRICT  
RESOLUTION 22- 05**

A. PDB Sports, LTD. ("PDB") and Stadium Management Company, LLC ("Stadium Company") intend to sell their respective partnership interests and limited liability company interests to Belmont Sports, LLC and S. Robson Walton (the "Sale").

B. Under the Metropolitan Football Stadium District Act (the "Act"), and Article 33 of the Lease and Management Agreement dated as of September 3, 1998 between the Metropolitan Football Stadium District (the "District") and PDB, as amended and partially assigned to Stadium Company (the "Lease"), the District is entitled to a "Sharing Amount" in connection with the Sale.

C. Under the Act and Article 33 of the Lease, the Sharing Amount funds are to be used for "youth activity programs".

Therefore, a quorum being present, the following resolution was adopted on a vote of 9 in favor, 0 opposed, with 0 abstentions, on the 5<sup>th</sup> day of August, 2022.

RESOLVED, the Metropolitan Football Stadium District upon the motion of Jim Harrington, and the second of Rick Sapkin approves:

(a) the Sharing Amount of \$41,037,951 under the Act and Article 33 of the Lease and as set forth in Exhibit A attached hereto and incorporated by reference; and

(b) the distribution of the Sharing Amount funds to the municipalities and counties within the District, based upon their proportionate share of sales and use tax paid under the Act; and

the District hereby authorizes the Chairman, any officers, District staff, or their representatives to disburse the Sharing Amount funds pursuant to, and, and to take such further action as may be necessary to effectuate the purpose of, this resolution.

AUTHENTICATED:

  
\_\_\_\_\_  
Raymond E. Baker, Chairman

  
\_\_\_\_\_  
Donald Johnson, Secretary-Treasurer

**EXHIBIT A**

**Sharing Amount**

**SALE OF FRANCHISE MFSD SHARING AMOUNT CALCULATION**  
**Effective August 10, 2022**

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<b>Sales Price (<i>Gross Proceeds from Sale</i>)</b>	<b>\$ 4,650,000,000</b>
<b>Franchise Debt</b>	<b>(247,076,305)</b>
<b>Capital Contributions (<i>with 6% inputed annual return</i>)</b>	<b><u>(2,351,026,144)</u></b>
<b>Net Profit</b>	<b>2,051,897,551</b>
<b>Sharing Rate</b>	<b><u>2%</u></b>
<b>Sharing Amount</b>	<b><u>\$ 41,037,951</u></b>