



ADAMS COUNTY

COLORADO
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
March 22, 2022**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

11:15 A.M.	ATTENDEE(S):	Alisha Reis
	ITEM:	Administrative Item Review / Commissioners Communication
11:45 A.M.	ATTENDEE(S):	Eliza Schultz / Elisabeth Rosen / Alan Morse
	ITEM:	State Lobbyists Update
12:15 P.M.	ATTENDEE(S):	Brian Staley / Janet Lundquist / Chris Chovan
	ITEM:	County Regional Transportation Priorities
12:45 P.M.	ATTENDEE(S):	Jenni Hall / Melissa Scheere / Ariel Tolefree-Williams
	ITEM:	Innovative Housing Planning Grant
1:15 P.M.	ATTENDEE(S):	Jim Siedlecki / Jeff Kloska
	ITEM:	CASP Runway Lighting/Taxi Improvements

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

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: March 22, 2022
SUBJECT: BoCC Regional Transportation Priorities - Projects
OFFICE/DEPARTMENT: Public Works
CONTACT: Chris Chovan; Brian Staley; Janet Lundquist
FINACIAL IMPACT: None
SUPPORT/RESOURCES REQUEST: N/A
DIRECTION NEEDED: Update of the County Transportation Priorities
RECOMMENDED ACTION: Board Discussion and Direction

DISCUSSION POINTS:

- Staff is seeking to update the transportation priorities of the County with the Board of County Commissioners. This is the second of two Study Sessions focusing on regional and subregional project priorities. Combining input from the "Corridors" discussion in early March and this session, Staff will have updated Board priorities when funding opportunities (such as the DRCOG TIP Call) become available. Staff intends to revisit regional transportation priorities annually or at the pleasure of the Board.



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: March 22, 2022
SUBJECT: Innovative Housing Planning Grant
OFFICE/DEPARTMENT: Community & Economic Development
CONTACT: Jenni Grafton Hall, Director; Chase Evans, Deputy Director; Melissa Scheere, Community Development Manager; Ariel Tolefree-Williams, Housing Development Specialist
FINANCIAL IMPACT: N/A
SUPPORT/RESOURCES REQUEST: N/A
DIRECTION NEEDED: Solicit feedback on the Areas of Study prior to staff issuance of an RFP.
RECOMMENDED ACTION: Approve the Areas of Study for the RFP related to the Innovative Housing Planning Grant.

DISCUSSION POINTS:

- The purpose of the Study Session is to discuss the RFP for a consultant to complete a commercial nexus and linkage fee feasibility studies and inclusionary housing policy feasibility study with the Innovative Housing Grant Program award.
- DOLA awarded Adams County \$140,250 for the Innovative Housing Planning Grant Program on November 2, 2021.
 - HB21-1271 to promote the development of innovative affordable housing strategies.
- Areas of Study are outlined on slides 4-8

Innovative Housing Planning Grant

Community & Economic Development

March 22, 2022



ADAMS COUNTY
COLORADO

Housing Needs

Adams County Projected Housing Needs

	POPULATION EST.	HOUSING UNITS NEEDED	TOTAL UNITS NEEDED AFTER 2020	ANNUAL PRODUCTION NEEDED
2025	580,775	193,592	15,075	3,015
2030	637,554	212,518	34,001	3,400
2035	694,085	231,362	52,845	3,523
2040	748,318	249,439	70,922	3,546

Source: Colorado State Demographer's Office

Innovative Housing Planning Grant

- DOLA awarded Adams County \$140,250 for the Innovative Housing Planning Grant Program on November 2, 2021
- Funding came from HB21-1271 to promote the development of innovative affordable housing strategies
- CED is seeking to investigate potential new strategies to provide funding and/or promote development of new affordable housing

Areas of Study

1. Commercial Nexus & Linkage Fee Feasibility Study
2. Inclusionary Housing Policy Feasibility Study
3. Incentives

Commercial Nexus Study

- Purpose is to determine the impact of commercial development on housing
 - Nexus between new commercial development and housing needs
 - Consider different types of development

Example:

Small Professional Services Company

- Pays higher wages
- Less impact on housing supply

Large Shipping Company

- Pays lower wages
- Higher impact on housing supply



Linkage Fee Study

- Similar to a traffic impact fee
- Study will determine the feasibility of a linkage fee for commercial development to potentially fund new affordable housing development
- Study will evaluate potential linkage fee rates, structure, and its potential impact on development

Inclusionary Housing Policy

- Purpose is to determine the feasibility of adopting an inclusionary housing policy
 - Need to balance production of affordable housing while minimizing impact and deterrents to new development

Fee in-lieu:

- Funds to go into a housing trust fund for affordable housing development

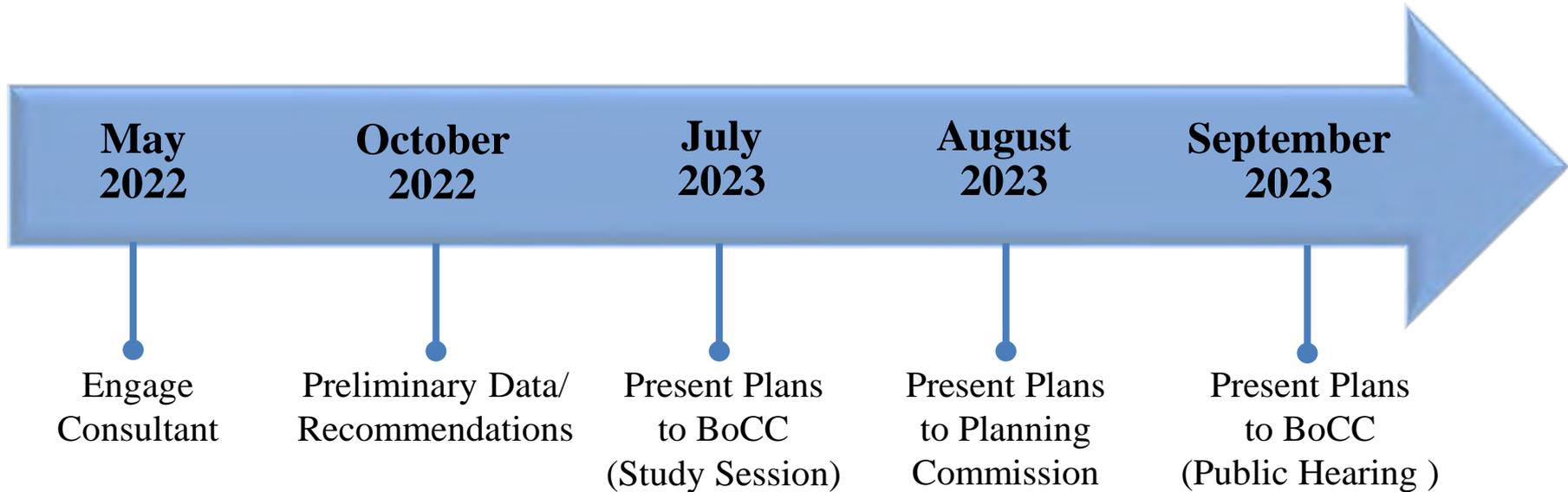
Set-aside requirements:

- Setting aside a percentage of units in new residential development for lower income households

Incentives

- As an alternative or in combination with linkage fees and/or the adoption of an inclusionary housing policy:
 - Identify potential incentives to attract new affordable housing development

Prospective Timeline



Questions?

- Does the Board agree to proceed with the Areas of Study as presented?



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: March 22, 2022
SUBJECT: CASP Runway Lighting/Taxi Improvements
OFFICE/DEPARTMENT: Colorado Air and Space Port
CONTACT: Jeff Kloska
RECOMMENDED ACTION: Approve additional funding to complete work with \$4.23M FAA grant

BACKGROUND:

In 2021, the FAA provided a \$4.235 grant for lighting and taxiway rehab project at Colorado Air and Space Port. Previous leadership did not meet a deadline, so the project was reposted and the current cost of the project is \$981k more than the original estimate.

DISCUSSION POINTS:

- This was a 100% grant, but with the increase in construction costs the project now exceeds the amount the FAA granted CASP. To complete the project, and fully utilize this grant, the county will need to provide \$981,477.



AIP-45 Taxiway Lighting and Pavement Rehab Project Funding Request

Jeff Kloska

Colorado Air and Space Port Director

3-22-2022

Project Scope

- Install new taxiway lighting system for taxiway's A, B, C and E
- Mill and overlay taxiway-C asphalt
- Taxiway edge lighting will significantly increase safety during low visibility, winter weather and nighttime operations
- Pavement on taxiway-C is in poor condition and requires replacement.

Aerial Exhibit



Timeline of Events

- Project bids opened and bid-hold period begins: April 14th, 2021
- Formal grant offered extended and accepted: July 2021
- County signed and accepted grant: July 2021
- 150-day bid-hold expired Sept 11th, 2021
 - Construction contract never awarded
- Contractor withdrew bid due to bid-hold date lapse: Oct 2022

Timeline of Events (Cont.)

- October 2021: Previous CASP leadership retires
- November 2021: Determination is made to rebid the project. FAA advised they will still commit to the original grant amount.
- January 2022: New CASP leadership in place
- Feb 2022: Project put out for the second bid
- March 2022: Bids received, the bid-hold period lasts until May 29th

Previous Funding Split (2021 Bid)

- Construction \$3,499,170
- Design/Construction management \$720,293
- Administrative costs \$5,000
- Total \$4,224,463
- FAA grant \$4,235,000
- County \$0

New Funding Splits (2022 Bid)

- Construction \$4,491,184
- Design/Construction management \$720,293
- Administrative costs \$5,000
- Total \$5,216,477
- FAA grant \$4,235,000
- County \$981,477

Recommendation

- The FAA has advised of no additional federal funds possible beyond the \$4,235,000 for this project. The new bid puts the project at \$5,216,477
- Project is important and needed at CASP for airport safety
- CASP requests that the BOCC approve additional county funding in the amount of \$981,477 to proceed with the project