



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 29, 2022**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

10:45 A.M.	ATTENDEE(S):	Alisha Reis
	ITEM:	Administrative Item Review / Commissioners Communication
11:15 A.M.	ATTENDEE(S):	Julie George / Eliza Schultz / Elisabeth Rosen / Alan Morse
	ITEM:	State Lobbyists Update
11:45 A.M.	ATTENDEE(S):	Cassandra Vossler / Courtney Cox / Marc Pedrucci
	ITEM:	Adams County Pride Festival Announcement
12:00 P.M.	ATTENDEE(S):	Crestina Martinez
	ITEM:	American Rescue Plan Act (ARPA) Grant Process
12:30 P.M.	ATTENDEE(S):	Jenni Hall / Christy Fitch / Renee Bridges / Nancy Duncan / Aurora Urban Renewal Authority Staff
	ITEM:	Standing Urban Renewal Review Committee Report on Colorado Science & Technology Park
1:30 P.M.	ATTENDEE(S):	Jenni Hall / Chase Evans / Katie Keefe / Greg Dean / Christy Fitch
	ITEM:	Oil and Gas Update

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

AGENDA IS SUBJECT TO CHANGE

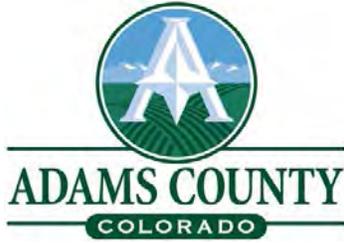


STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: 3/29/2022
SUBJECT: Adams County PRIDE Announcement
OFFICE/DEPARTMENT: Parks, Open Space, & Cultural Arts
CONTACT: Casandra Vossler
FINACIAL IMPACT: None
SUPPORT/RESOURCES REQUEST: None
DIRECTION NEEDED: None
RECOMMENDED ACTION: Wanting the commissioners to see the announcement before the public does on April 4 th .

DISCUSSION POINTS:

- We will be previewing a video/ad that will be used to promote the 1st annual Adams County PRIDE. It will showcase the artists we have coming, as well as, the other pieces of entertainment and resources offered throughout the day.



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: March 29, 2022
SUBJECT: American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funding Update
OFFICE/DEPARTMENT: County Manager's Office, Long-Term Recovery & Major Initiatives Department
CONTACT: Crestina Martinez
FINANCIAL IMPACT: Federal funding available - \$50 million, 1 st Tranche
SUPPORT/RESOURCES REQUEST: N/A
DIRECTION NEEDED: N/A.
RECOMMENDED ACTION: N/A

DISCUSSION POINTS:

- Adams County is receiving \$100,502,964 in ARPA Coronavirus State and Local Recovery Funds (funds) in two distributions with 50% provided in May 2021 and the balance to be delivered May 10, 2022. To date, the County has received approximately \$50.2 million.
- These funds are intended to provide an infusion of resources to meet pandemic response needs and rebuild a stronger, and more equitable economy as the county recovers.
- The Final Rule is effective April 1, 2022 and permits funds to be used to cover costs incurred beginning on March 3, 2021. All funds must be obligated by December 31, 2024 and expended by December 31, 2026.
- In August 2021, the BOCC approved the allocation of the first distribution of funds, \$50.2 million:
 - \$35 million Adams County COVID-19 Grant Application Program
 - \$10 million Internal Priorities
 - \$5 million Contingency

- Timeline Review:
 - November 1, 2021
 - Application period opens
 - November 30, 2021
 - Applications due
 - Application due date extended to December 15, 2021.
 - December 15, 2021
 - Applications due
 - Application due date extended to December 31, 2021.
 - January – March 2022
 - Executive Committee
 - Performance Metrics Subcommittee
 - Vetting Subcommittee
 - Scoring Subcommittee + Workgroups
 - Economic Stimulus & Recovery
 - Family Stability
 - Health & Wellness
 - Shelter Support & Community Safety
 - April 2022
 - Funding Recommendations presented to the BOCC
 - Execution of funding agreements with grantees

American Rescue Plan Act (ARPA)

State & Local Government Fiscal Recovery Funds (SLFRF)

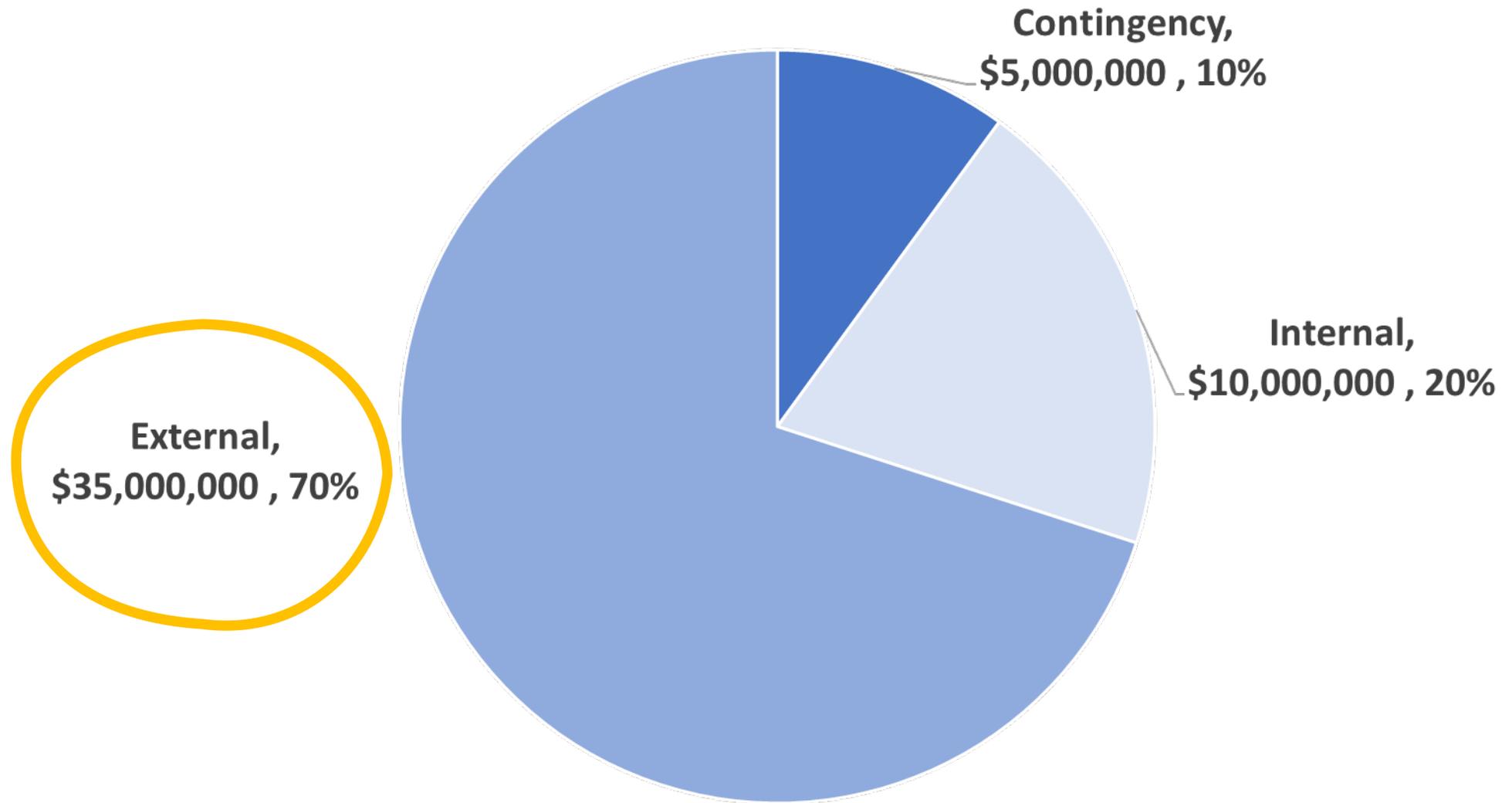


American Rescue Plan Distributions

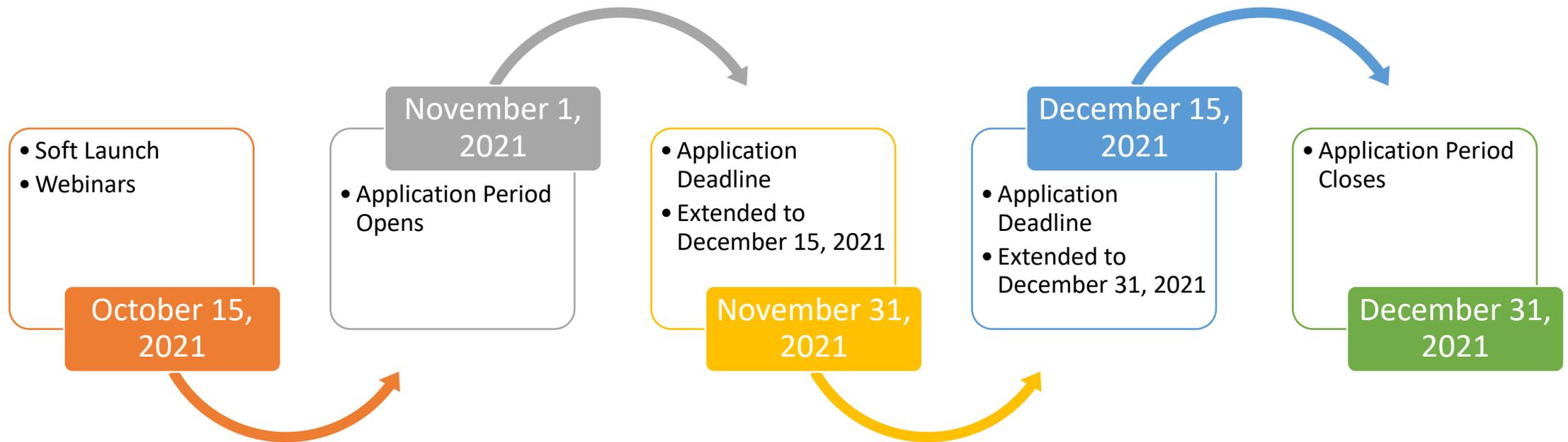
\$350 billion

- ✓ Colorado: \$3.8 billion
- ✓ Adams County: \$101 million

ARPA 1 Funding Distribution



Adams County COVID-19 Grant Program



COVID-19 Recovery Committee

Executive Subcommittee (7)

Performance Metrics Subcommittee (6)

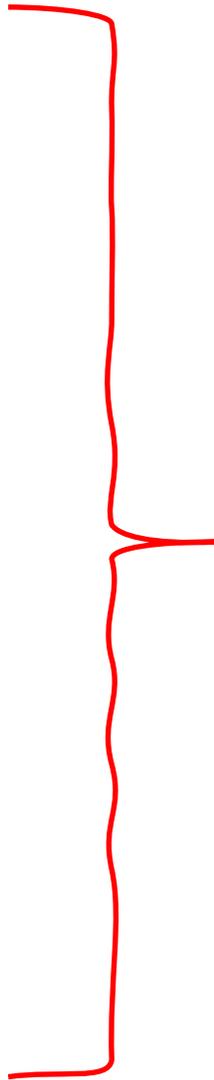
Vetting Subcommittee (13)

Scoring Subcommittee (21)

Scoring Retreat (13)

Scoring Small Groups (14)

Agreements Subcommittee (5)



Funding Priorities



Economic Stimulus & Recovery

- Workforce Development & Job Training
- Broadband
- Technical Assistance for Businesses
- Transportation Services



Shelter Support & Community Safety

- Homelessness Prevention & Affordable Housing



Family Stability

- Older Adults
- Children, Youth, Families
- Undocumented Residents



Health & Wellness

- Veterans
- Health Care & Vaccinations

EQUITY

Next Steps

BOCC Grant Funding Approval

Execute Grant Agreements

Subrecipient Monitoring

- Performance Metrics
- Data Reports
- Financial Reports
- Public Dashboard

Maximize Investments

2nd Federal Distribution

- BOCC Study Session, May 2022

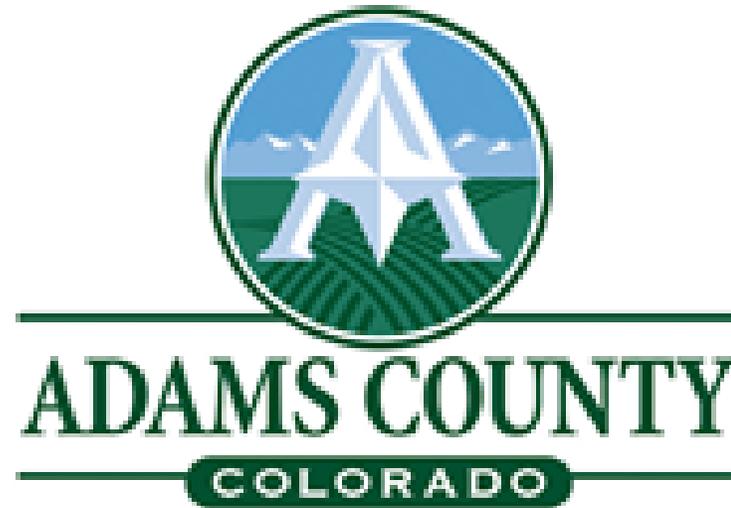
Leverage Relationships + \$

- Regional Partnerships
 - Affordable Housing & Homelessness
- County funding
- Federal Funding
- State Funding and Legislation

Questions

- **Crestina Martinez**
- Long-Term Recovery &
- Major Initiatives Director

- (719) 588-0673
- cmmartinez@adcogov.org





STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: March 29, 2022
SUBJECT: Request to Amend the Existing Colorado Science & Technology Park (CSTP) Urban Renewal Plan and Create a Second Tax Increment Area within Adams County
OFFICE/DEPARTMENT: Standing Urban Renewal Review Committee (SURRC): Byron Fanning, Interim Deputy County Manager; Jenni Hall, Director of Community & Economic Development; Nancy Duncan, Director of Budget & Finance
CONTACT: Jenni Hall, SURRC Coordinator
FINANCIAL IMPACT: Projected property tax revenue over 25 years = \$24.5 million
SUPPORT/RESOURCES REQUEST: N/A
DIRECTION NEEDED: Direct SURRC on negotiation of the terms of the Cooperation Agreement with the Aurora Urban Renewal Authority (AURA)
RECOMMENDED ACTION: Authorize SURRC negotiators to enter into the Cooperation Agreement with a 30% shareback of the County's property tax increment revenue

DISCUSSION POINTS:

- Original CSTP Urban Renewal Plan (2008) is proposed for amendment based on findings of 2018/2020 blight study.
- Creation of a second Tax Increment Area is proposed for 114-acre portion of the Plan Area, also referred to as the West Area (TIF 2).
- Plan prohibits residential development in this area and estimates development of over 3 million square feet of office and life science facilities, including over 1 million of University of Colorado facilities.
- Development of the TIF 2 area is estimated to produce:
 - 9,120 permanent jobs
 - Assessed value growth from \$8.3 million (base) to \$291 million (at build-out)
 - Transportation and environmental benefits
- AURA is proposing to share increment revenue as follows:
 - 30% to Adams County (projected to generate \$24.5 million over 25 years)
 - 60% to the Metro District
 - 10% to AURA for programs that support housing, social services, and small businesses
- SURRC Evaluation Report and CSTP Impact Report Attached

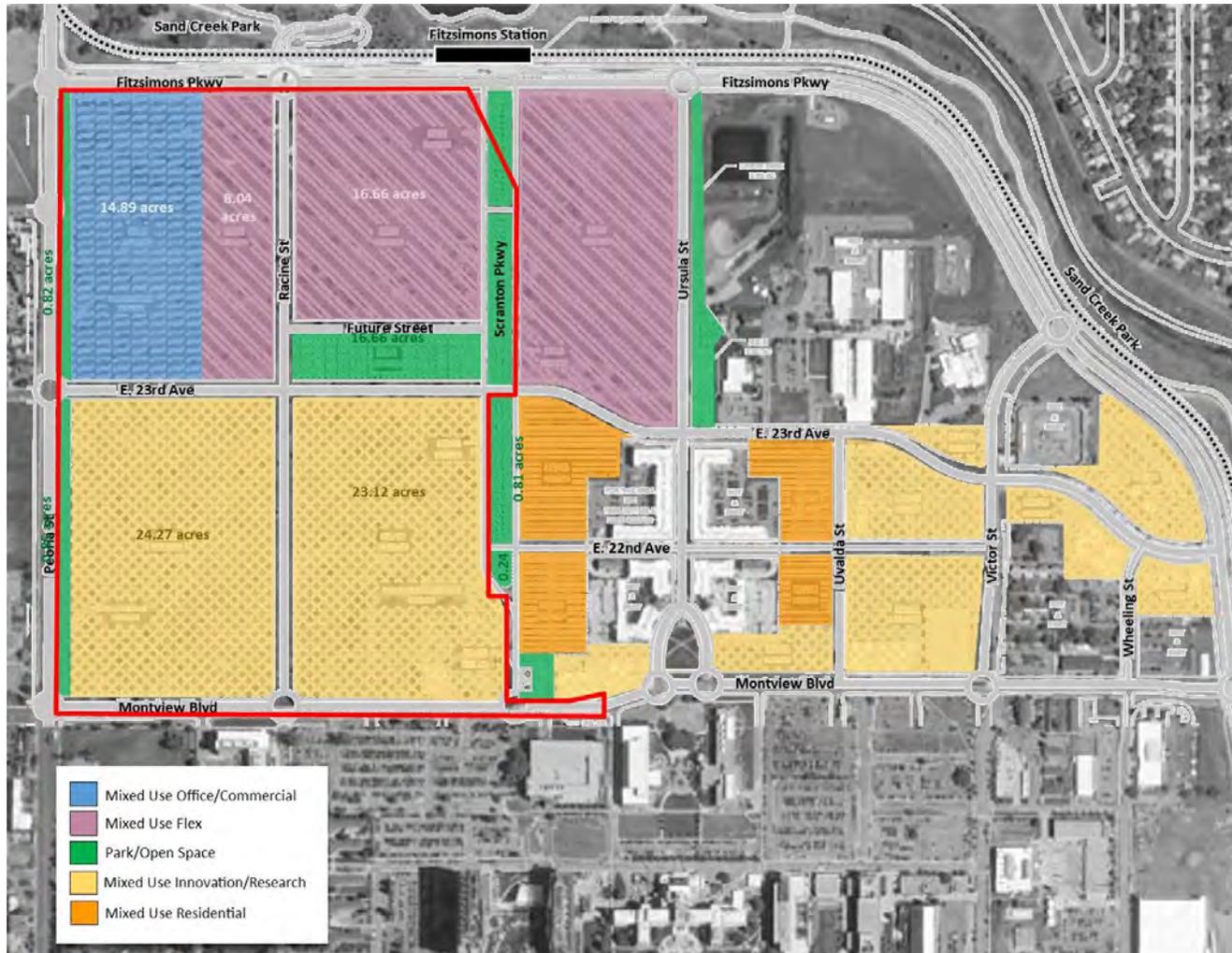
Amendment to the Colorado Science & Technology Park (CSTP) Urban Renewal Plan and Creation of a 2nd Tax Increment Area within Adams County

*Presentation by Standing Urban Renewal Review Committee (SURRC)
and Aurora Urban Renewal Authority*

March 29, 2022

Fitzsimmons Innovation Campus

General Development Plan – 184 acres total; 114 in West Area (TIF 2)



Land Use Summary for West Area:

- 14.89 acres Mixed-Use Office/Commercial
- 16.66 acres Mixed-Use Flex Space
- 47.39 acres Mixed Use Innovation/Research
- Parks/Open Space
- 2 miles minor arterial ROW

TIF 2 Project Area:

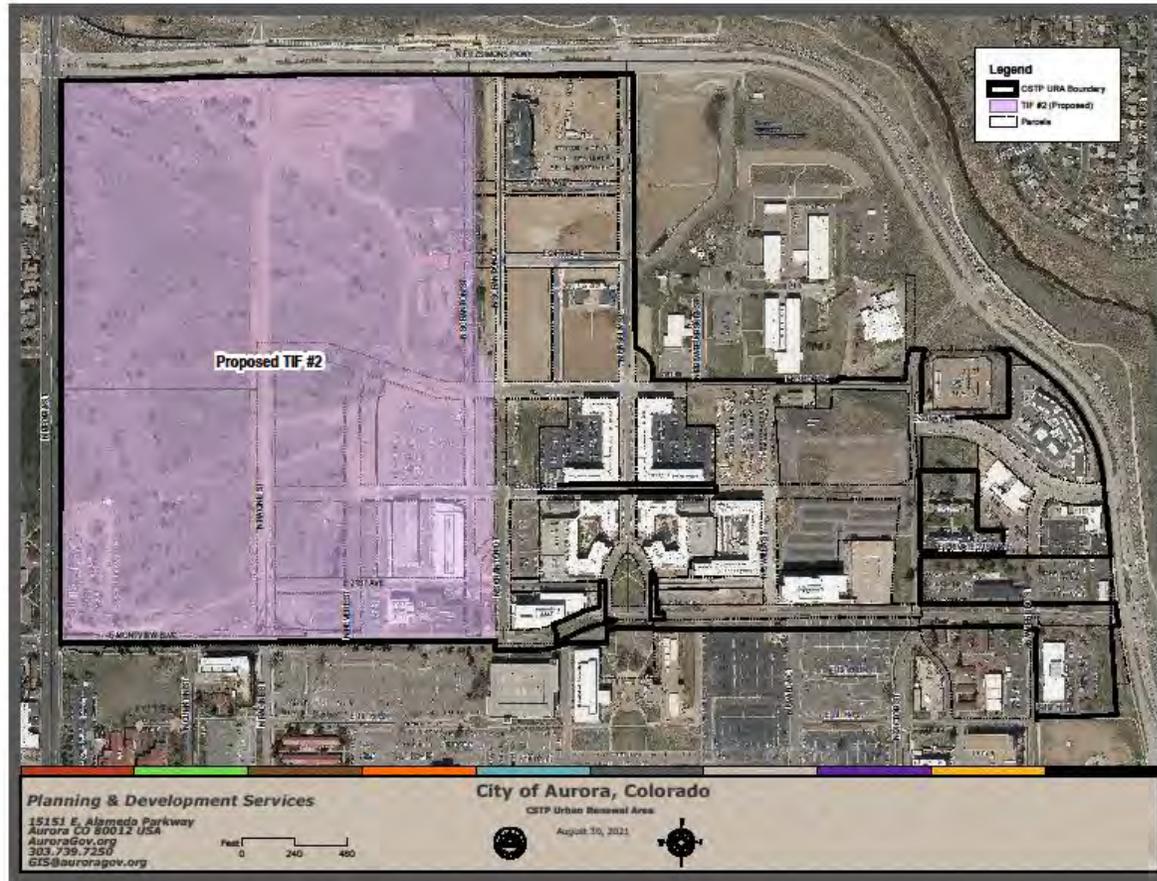
- Bioscience 1 Building (existing): 92,074 SF
- Bioscience 2 Building (existing): 114,650 SF
- Bioscience 3 Building (existing): 89,091 SF
- Future Office/Flex/Industrial: 2,713,150 SF
- University of Colorado facilities: 1,045,000 SF
- **Total 20-year build-out: 3,008,965 SF**

TIF 1 consists of apartments, townhomes, ground floor retail, an Aurora public school, a charter school, office buildings, and a hotel.

TIF 2 will be almost exclusively a mix of commercial office and flex space, along with ancillary retail and open space. The General Development Plan prohibits residential uses west of Scranton.

Financial Structure of TIF 2

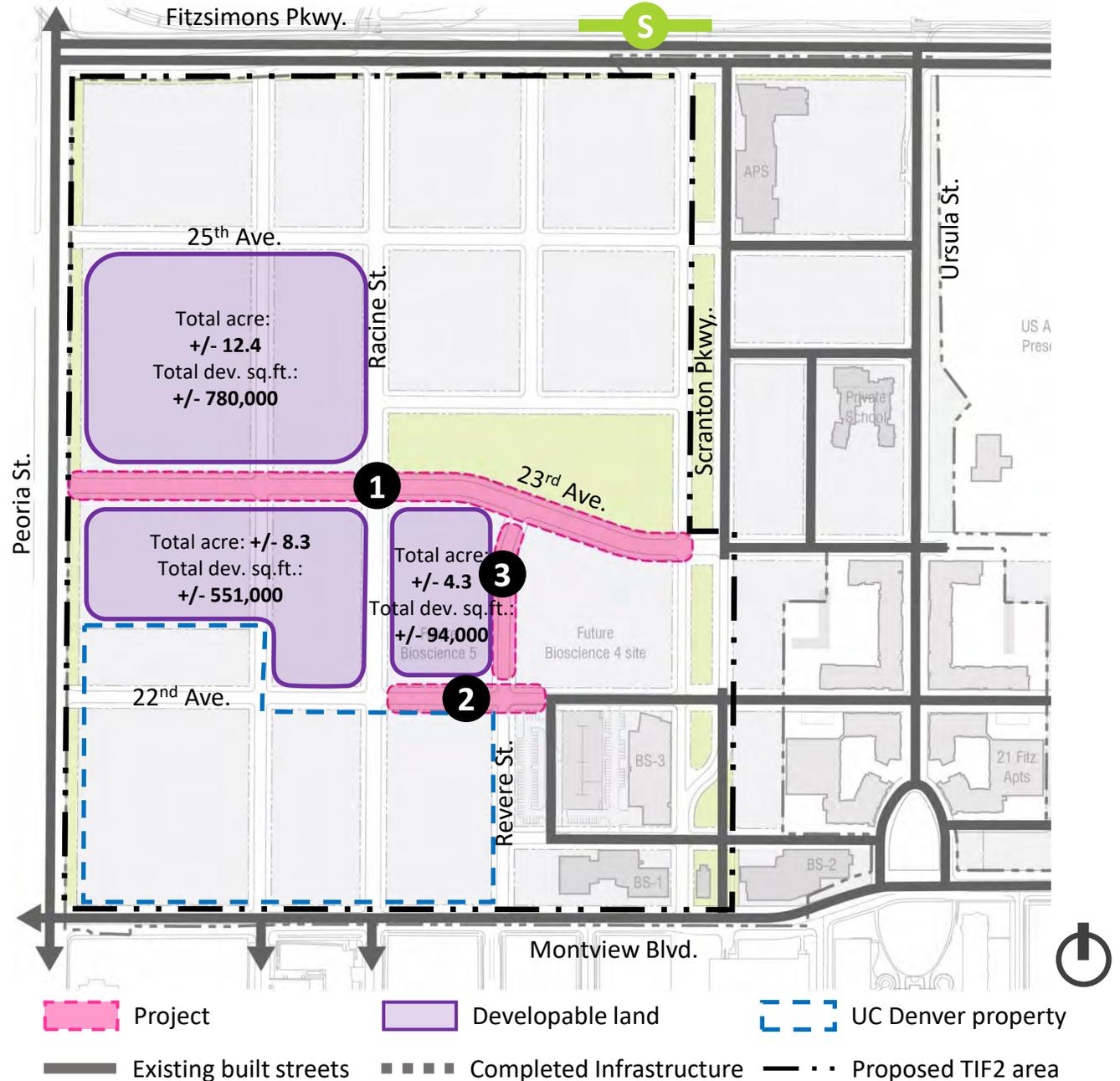
Need for public financing for the project



- Upfront financing of infrastructure estimated to be at least \$83.4 million in first 10 years (\$136 million in total debt service over 25 years)
- University of Colorado development will be exempt
- Over \$1 billion in privately funded, new, taxable commercial buildings to be constructed over 20-year build-out
- In present value terms, total project cost (all vertical and horizontal construction excluding university) estimated at \$369 million

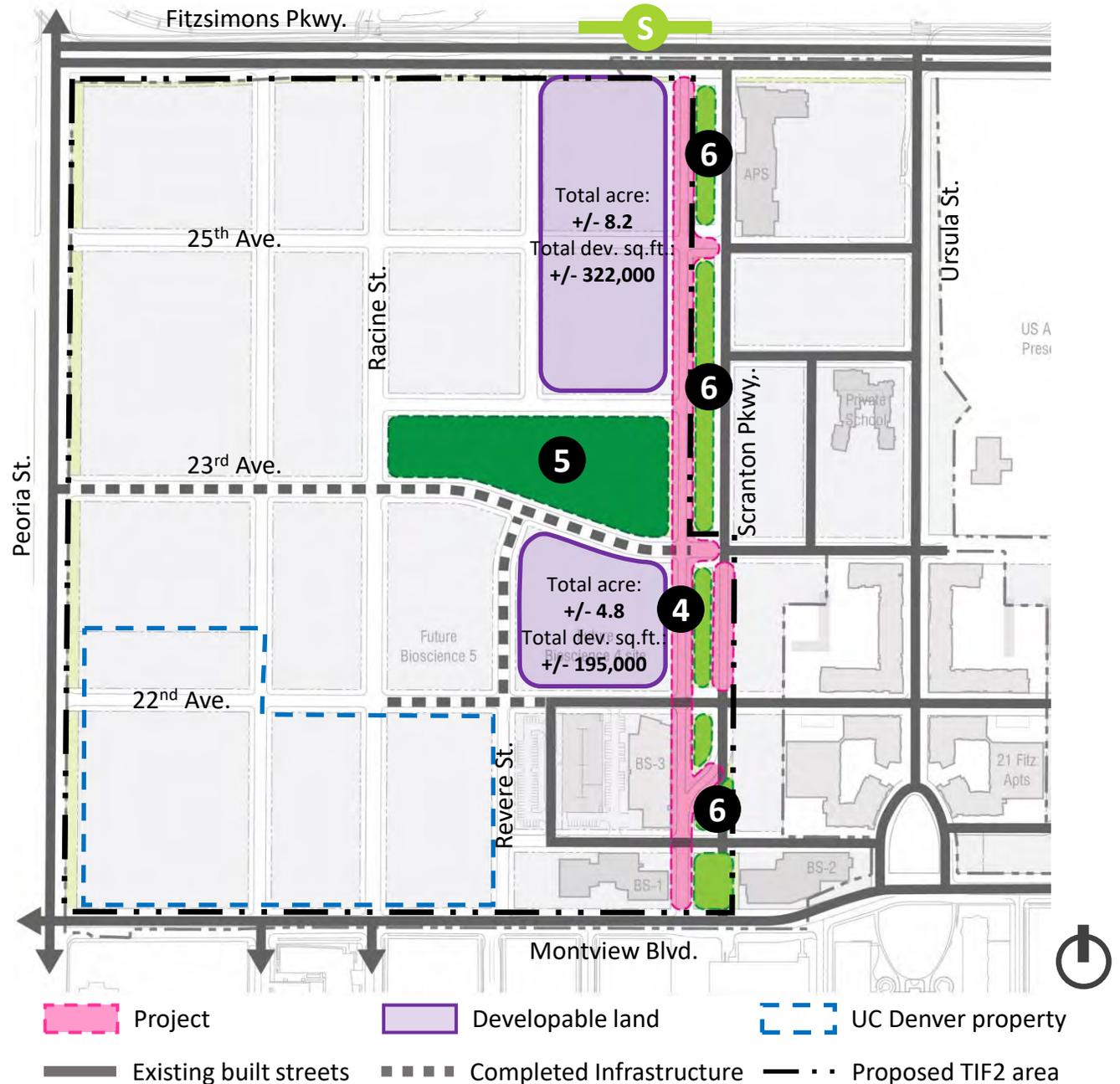
PROJECT DEVELOPMENT COST ESTIMATES

#	Project	Estimated Cost with 3% Annual Inflation	Timing/ Years
1	23rd, Scranton to Peoria	\$ 5.77 M	Immediate
2	22nd Street, Bioscience 5	\$ 0.762 M	Immediate
3	Revere Street, 23rd to 22nd	\$ 0.927 M	Immediate
4	Scranton Parkway	\$ 12.8 M	2-4 years
5	Fitzsimons Park	\$ 5.7 M	2-4 years
6	Scranton Parkway Linear Park	\$ 3.4 M	2-4 years
7	Ursula Signal	\$ 0.676 M	6-8 years
8	Revere Street, 22nd to Montview	\$ 1.1 M	6-8 years
9	Montview to Peoria (only TIF2 boundary)	\$ 12.3 M	6-8 years
10	22nd, Racine to Peoria	\$ 2.4 M	6-10 years
11	25th, Racine to Peoria	\$ 5.6 M	6-10 years
12	Racine Street, Montview to Fitz Pkwy	\$ 6.6 M	6-10 years
13	Peoria Linear Park	\$ 8.3 M	8-10 years
14	Remaining Streets & Infrastructure	\$ 17 M	10+ years
Total Estimated		\$ 83.4 M	



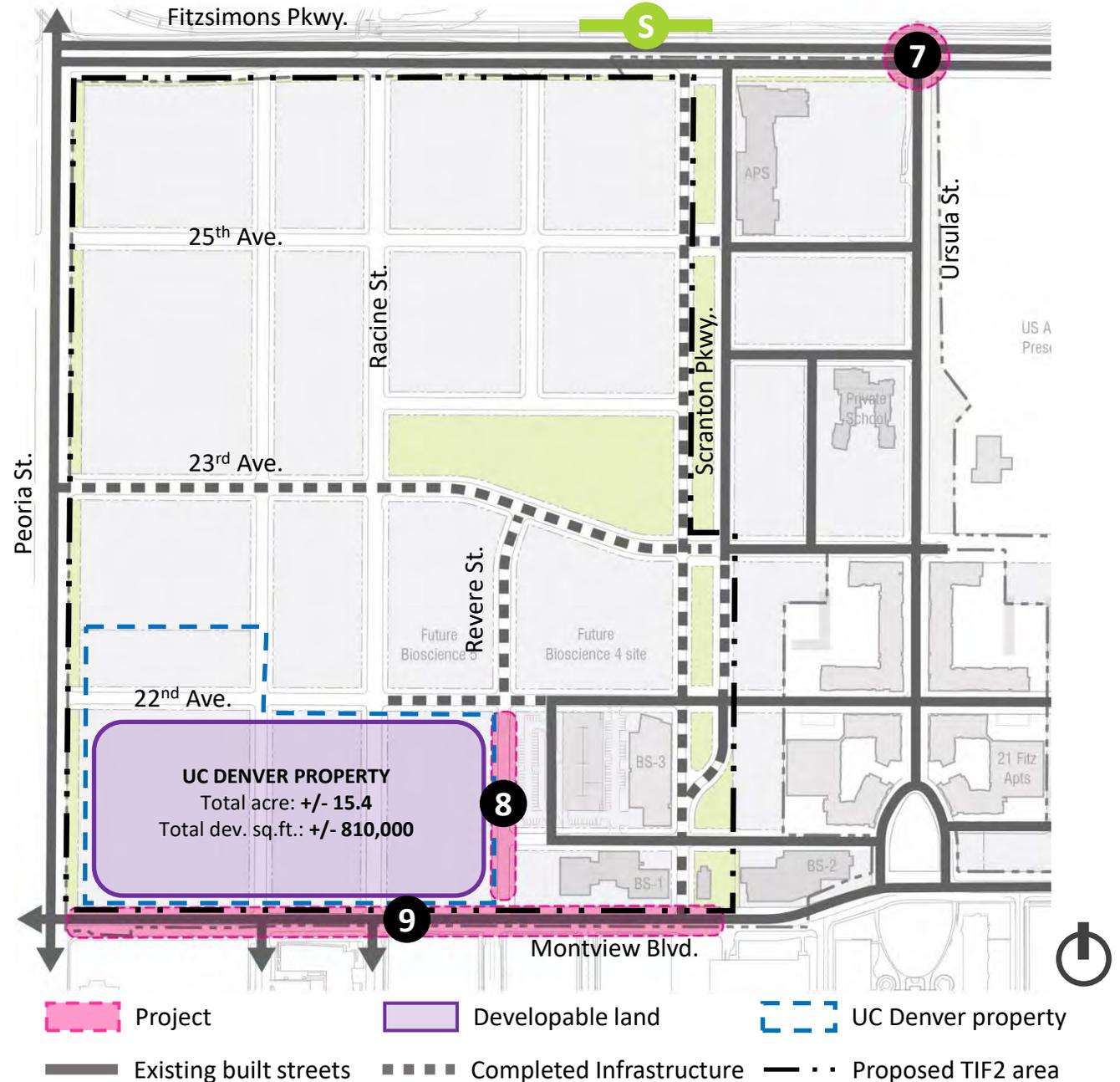
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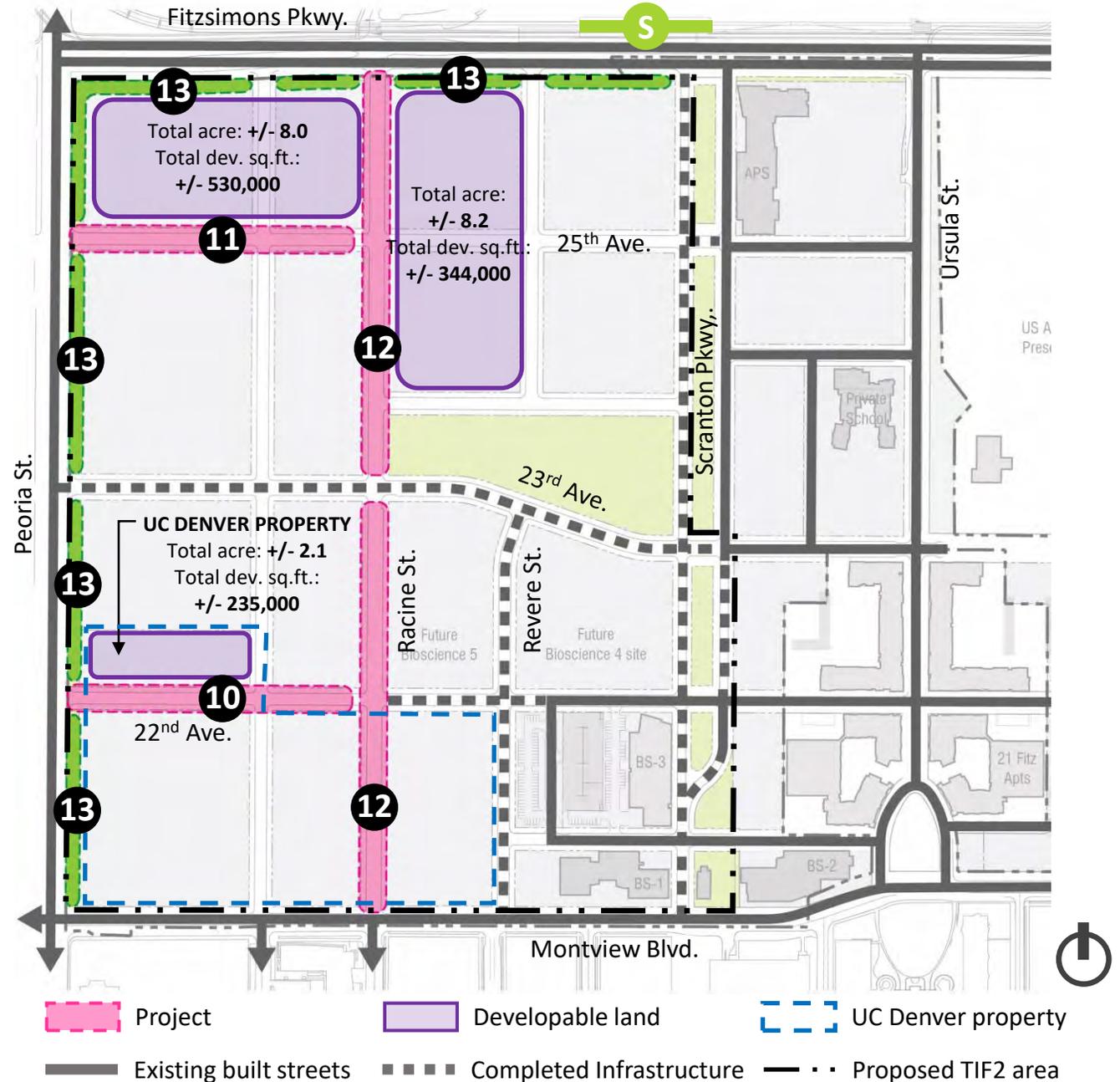
PROJECT DEVELOPMENT COST ESTIMATES

#	Project	Estimated Cost at Present Day Value	Timing/ Years
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2	22nd Street, Bioscience 5	\$ 0.762 M	Immediate
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Overall Economic Impacts:

The Fitzsimmons Innovation Community and adjacent Anschutz Medical Campus are one of the largest bioscience developments in the country and represent the second largest economic engine in Colorado behind Denver International Airport. An economic impact study in January 2021 of the broader Fitzsimmons Health Sciences Area demonstrated the following impacts:

- **\$10 billion in economic output in Colorado**
 - **Direct employment of approximately 28,674 people from 111 entities**
 - **High-paying jobs with average annual wages of \$80,406**
-

TIF 2 Economic Impact Projections:

- **Number of Jobs Created – 9,120 new permanent jobs** (breakdown provided in Impact Report)
- **Assessed value growth from \$8.3 million to \$291 million** (from current base to build-out)
- **Transportation and infrastructure investment of \$67.19 million** (FRA and metro district budget)

Proposed Revenue Sharing Structure:

- 30% - Adams County
- 60% - Metro District
- 10% - AURA for housing, social services, and small business support
 - *Maximum of 5% may be used toward administrative costs if needed, however, the focus is on community-serving projects and programs*
- Projected revenue for Adams County over 25 years: **\$24 million**
- No revenue is generated if the project does not move forward

**Adams County Standing Urban Renewal Review Committee (SURRC)
Report:**

Amendment to the Colorado
Science & Technology Park
Urban Renewal Plan and
Creation of a Second Tax
Increment Area (TIF 2) within
Adams County

Proposed by: Aurora Urban Renewal Authority (AURA)

Adams County Urban Renewal Policy

The adoption of House Bill 15-1348, the Urban Renewal Fairness Act, amended Colorado Revised Statutes (C.R.S.) § 31-25-101, *et seq.* to provide additional participation and review authority for counties, special districts, and school districts as it pertains to all urban renewal plans created on or after January 1, 2016, or any existing urban renewal plan that is amended or modified on or after January 1, 2016.

With the passage of Resolution 2016-557, the Adams County Board of County Commissioners (BOCC) adopted a policy for the review of requests for the use of Tax Increment Financing (TIF) in new, amended, or modified urban renewal plans. The resolution provides for a Standing Urban Renewal Review Committee (SURRC) with an evaluation process and set of criteria that the SURRC will use to evaluate the impacts of urban renewal plans and associated TIF on Adams County. The SURRC shall present to the BOCC an analysis of any proposed use of TIF to determine the risks and benefits to the County.

Per Resolution 2016-557, the SURRC shall be comprised of representatives from the following Adams County departments and offices: County Manager's Office (CMO), Budget & Finance Department (BF), and the Community and Economic Development Department (CED) with CED serving as the SURRC coordinator. Additional staff may be called upon to provide technical expertise for the evaluation, including those from the County Attorney's Office (CAO) and the Assessor's Office. The SURRC members participating in the attached report include the following:

CMO – Byron Fanning, Interim Deputy County Manager

BF – Nancy Duncan, Director; Marc Osborn, Deputy Director

CED – Jenni Hall, Director

CAO – Christy Fitch, Assistant County Attorney

Assessor – Renee Bridges, Assessor Analyst

It is in the interest of Adams County to support efforts to rehabilitate slum or blighted areas within the County, include the use of urban renewal plans and TIF, so long as those rehabilitation efforts have an advantageous effect on the County. The following report, which shall be part of the public record, serves to identify whether the proposed urban renewal efforts have an advantageous effect on the County. Advantageous effect shall be evaluated using the following criteria:

1. Proposed use of incremental tax revenue would not significantly impact effective delivery of public services.
2. Proposed project is not economically feasible without use of County tax increment.
3. Benefits to the County government are greater than the costs to the County government.
4. The County received sufficient data to adequately review the proposed use of TIF.

SURRC Evaluation

The attached *Impact Report for the Colorado Science and Technology Park (CSTP) Urban Renewal Plan – West CSTP Project Area* is a comprehensive report that provides background on the broader urban renewal efforts in the Fitzsimmons/Anschutz campus area of the City of Aurora. The report also specifically addresses all questions called for in the County's *Policy for the Review of Requests for Use of County Tax Increment Financing in New, Amended or Modified Urban Renewal Plans*. The SURRC finds the report to be sufficiently detailed to meet the needs of the County in taking a position on negotiations of a Cooperation Agreement for the formation of a second TIF area, as depicted on page 3 of the attached report.

Regarding the criteria to determine Advantageous Effect, the SURRC makes the following findings:

1. **The proposed use of incremental tax revenue will not significantly impact effective delivery of public services.** This is because the proposed development of the TIF 2 area is wholly within the municipal boundaries of the City of Aurora and is supported by municipal services for public safety, water, and sanitation. Further, because residential development is prohibited in this area, there is not an anticipated need for County human services. Health services are expected to be minimal and limited to permitting and inspection activity.
2. **The proposed project is not economically feasible without the use of County TIF.** The extent of necessary public infrastructure to further commercial development in the TIF 2 district is substantial (estimated at \$83.4 million) and must precede the development of parcels to provide access and connectivity.
3. **Benefits to the County government are greater than the costs to the County government.** There are no costs to the County government aside from staff time required to administer tax assessment, distribution of the increment, and SURRC review. The financial benefit to the County, estimated at \$24.5 million over 25 years, is revenue the County would not receive but for development of the proposed TIF 2 area.
4. **The County received sufficient data to adequately review the proposed use of TIF.** The Aurora Urban Renewal Authority provided comprehensive and timely information that addressed all questions for the SURRC to complete its evaluation.

The SURRC finds the interests of Adams County to be served by this request and that the urban renewal efforts proposed have an advantageous effect on the County. The proposed terms of a thirty percent (30%) shareback of tax increment over a period of twenty-five (25) years is recommended for approval in the form of a Cooperation Agreement with the Aurora Urban Renewal Authority to be authorized and executed through a formal resolution presented to the BOCC.

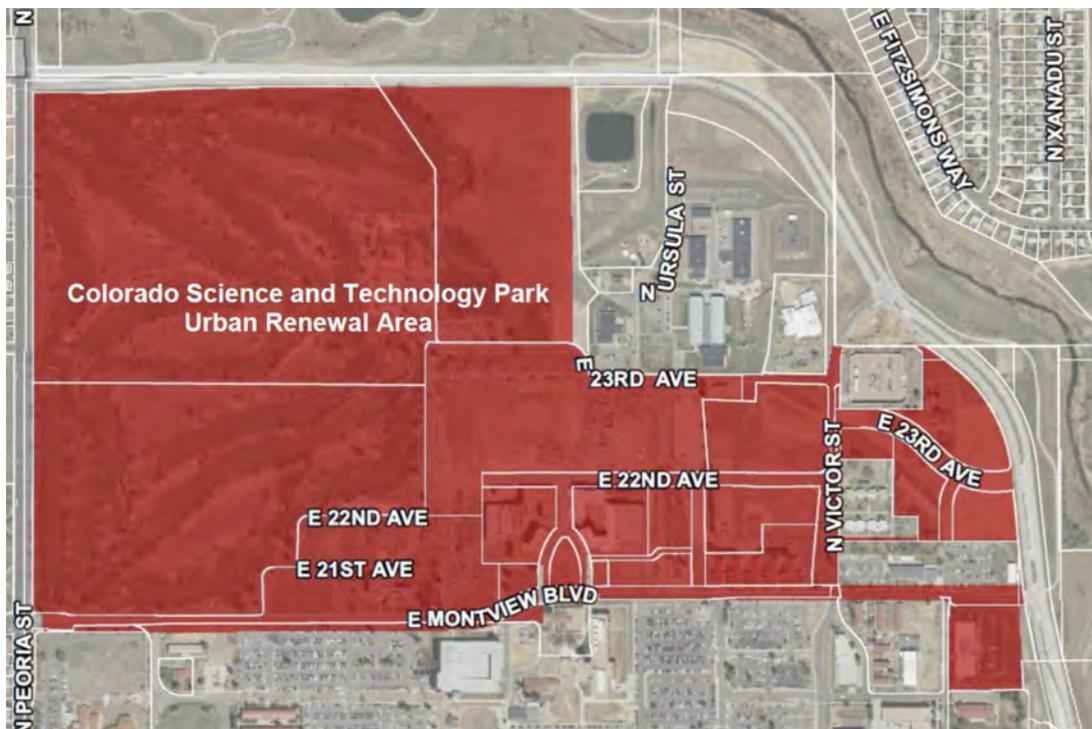
Impact Report for Colorado Science and Technology Park (CSTP) Urban Renewal Plan – West CSTP Project Area Adams County, CO.

In accordance with the requirements of Section 31-25-107(3.5), C.R.S. and the requirements of House Bill 15-1348, the Aurora Urban Renewal Authority is submitting to the Adams County Board of Commissioners the following urban renewal impact report concerning an amendment to the existing Colorado Science + Technology Park (CSTP) Urban Renewal Plan (the Plan) and a proposed second Tax Increment Area (TIF 2) covering the western portion of the Urban Renewal Area (URA).

BACKGROUND

In 1995, the U.S. Army’s Base Realignment and Closure Commission (BRAC) announced the planned closure of the Fitzsimons Army Medical Garrison (FAMG). At the same time, the University of Colorado Health Sciences Center (now renamed University of Colorado Anschutz Medical Campus) outgrew its Denver location and was looking for relocation opportunities. In conjunction with UCHSC, the City of Aurora established the Fitzsimons Redevelopment Authority (FRA) as the local entity to spearhead redevelopment planning and to manage and oversee the transition and redevelopment process. The goal was to create a premier medical and bioscience park in Aurora and offset the negative economic impact of the base closure.

After the base closed in 1999, the Fitzsimons Urban Renewal Area was created, encompassing former base property north and south of Montview Boulevard. Additionally, UCHSC, the University of Colorado Hospital, Children’s Hospital and the Veteran’s Administration hospital all announced their intent to relocate to this new medical campus which they have since completed. In 2008, the area north of Montview Boulevard remained largely undeveloped and, recognizing that this area would develop differently than the larger hospital properties, the city created the CSTP Urban Renewal Area.



The original 2008 CSTP Urban Renewal Plan contemplated dense, large, free-standing pharmaceutical and life sciences companies operating within a large office/research park. Since that time however, the biomedical industry has changed and large pharmaceutical and life science companies began opting to partner with research institutions instead. In light of these market condition changes, the FRA and the city updated the CSTP General Development Plan (GDP) in 2016. CSTP is now branded as the ***Fitzsimons Innovation Community***. At the same time, the city adopted the Fitzsimons Station Area Plan in anticipation of the light rail station adjacent to the URA.

The Fitzsimons Innovation Community (FIC) is approximately 184 acres and is planned for the following land uses in accordance with its approved General Development Plan:

- Mixed-Use Office/Commercial: +/- 14.98 Acres
- Mixed-Use Innovation / Research +/- 69.44 Acres
- Mixed-Use Residential +/- 7.85 Acres
- Mixed Use Flex Space +/- 44.00 Acres
- Park Space +/- 9.03 Acres
- Linear Park +/- 2.17 Acres
- R.O.W. +/- 34.51 Acres
- Ineligible Open Space +/- 2.21 Acres
- TOTAL FIC ACREAGE 184.19 Acres**

There is an additional 11 acres of housing (600 units) with ground floor retail along Ursula Street which was excluded from the GDP due to the timing of its development, however these 11 acres are within the URA and TIF 1 and are considered, for all practical purposes, part of the Fitzsimons Innovation Community. At full build-out, the FIC will contain approximately 6.5 million square feet buildings, mostly commercial buildings tied to the life sciences industry.

TIF Area 1 was established in the eastern portion of the URA in 2008 with the adoption of the Urban Renewal Plan. To date, approximately 1,000,407 square feet of development has occurred within TIF 1:

- Office/Lab: 303,046 SF
- Residential: 358,310 SF
- Hotel: 88,303 SF
- Schools: 143,494 SF
- Other: 107,294 SF

An additional 1,470,778 square feet of development remains within TIF 1. Plans include the following:

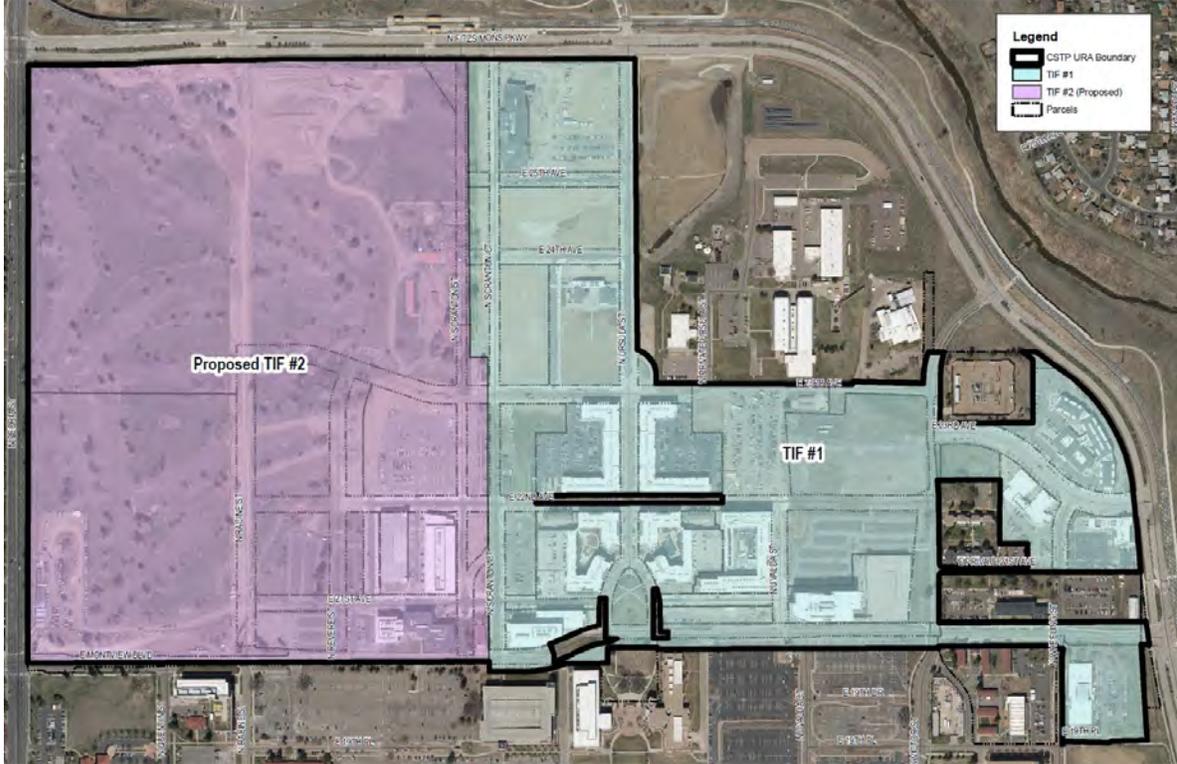
- Office/Lab Flex Space: 175,000
- Office & Retail: 94,778
- Residential 810,000
- University of Colorado: 400,000

TIF 2 PROJECT AREA AND DESCRIPTION

The proposed TIF 2 area comprises approximately the western 114 acres of the CSTP URA and is the largest contiguous footprint for development within the URA. While TIF 1 consists of apartments, townhomes, ground floor retail, an Aurora Public School, a charter school, office buildings and a hotel, TIF

2 will be almost exclusively a mix of commercial office and flex space along with ancillary retail and open space – the General Development Plan prohibits residential uses west of Scranton and while an additional hotel is possible, it is not anticipated.

Colorado Science and Technology Park Urban Renewal Area (“Fitzsimons Innovation Campus”)

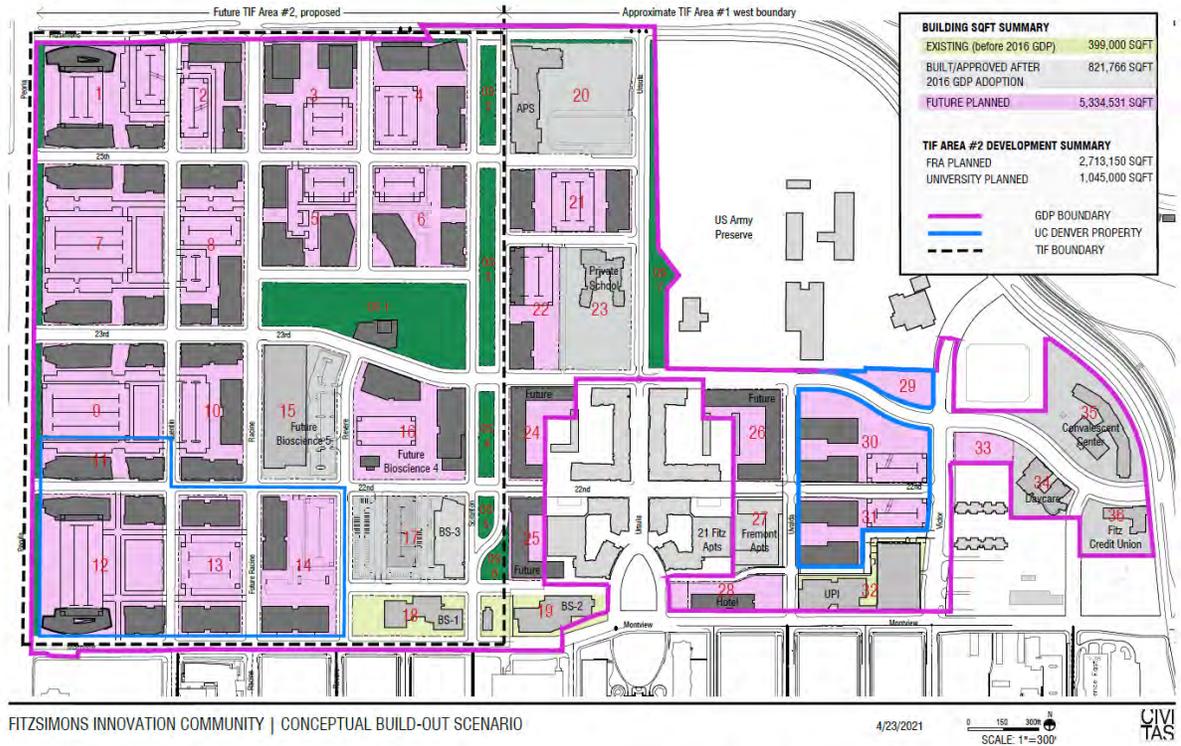


At full build-out over a 20-year period, the FRA anticipates approximately 4,053,965 square feet of building development in TIF 2 consisting of:

- Bioscience 1 Building (existing): 92,074 SF
- Bioscience 3 Building (existing): 114,650 SF
- Bioscience 5 Building (pending): 89,091 SF
- Future Office/Flex/Industrial: 2,713,150 SF
- University of Colorado facilities: 1,045,000 SF

The total FRA portion (existing and proposed) is approximately 3,008,965 SF. Renderings and infrastructure phasing illustrations are attached at the end of this report. Below is a map of both existing development (mostly east of Scranton Parkway) along with the future street grid and conceptual structures within TIF 2.

Street Grid and Conceptual Build-Out



1. What is the public purpose of the project, and how will this development benefit Adams County?

Over the past 12 years development within the CSTP URA occurred primarily in its eastern half (east of Scranton Parkway). With the exception, of the Bioscience 1 parcel owned by the FRA, the land west of Scranton Parkway (the former Fitzsimons Golf Course) remained largely undeveloped as it was still owned by the United States Army. Following the transfer of the army property to the Fitzsimons Redevelopment Authority in 2018, the golf course ceased operations and the FRA could begin to actively begin working on developing the western portion of the URA. In June 2018, the *Colorado Science and Technology Park – West Area Blight Study* was completed reconfirming the presence of blight factors within the western half of the URA. Among the seven (7) of eleven possible blight factors identified were:

- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities

For 22 years, the city and the FRA has been successful in using the tools of urban renewal to turn the loss of a military base into economic opportunity for the city, the county and region. The Fitzsimons Innovation Community and the adjacent \$5.8 billion Anschutz Medical Campus are one of the largest bioscience developments in the nation, representing the second-largest economic engine in Colorado behind Denver International Airport. To demonstrate, a January 2021 economic

impact study of the broader Fitzsimons Health Sciences Area (north and south of Montview Boulevard) conducted with the University of Colorado Business Division shows the following impacts (2019):

- **\$10 billion in economic output in Colorado** - campus also supported an estimated 59,090 jobs over the year and contributed \$4.3 billion in labor income and contributed \$5.7 billion to the state’s GDP.
- **Direct employment of approximately 28,674 people from over 111 entities** - at build-out, over 40,000 people will be employed on campus.
- **High-paying jobs with average annual wages of \$80,406** - The higher wages are a reflection of the advanced skills required for the jobs at many of the entities within the campus. As such, spending permeates into other sectors in the economy, producing a multiplied economic impact throughout the state’s economy.

As in TIF 1, the CSTP Metropolitan District seeks to use incremental tax revenues to help fund the infrastructure necessary to develop the lots for its future uses, leading to a substantial increase in direct employment within the project area (TIF 2) and positive economic impact on the city, county, region and state.

a. Number of jobs created (including those jobs at or above the median income level, and temporary vs. permanent jobs). Tax base benefits, Housing benefits, Transportation benefits, Environmental benefits, etc.

- **Number of Jobs Created.** With over 4 million square feet of commercial space planned within the project area, up to 9,120 new, permanent jobs will be created, not including the construction jobs created throughout the planned two-decade buildout schedule. The majority of these jobs will be attainable by high school and associate degree graduates. The average annual salary of jobs attainable by Bachelor degree graduates and above (32% of the projected employment) range from \$70,000 to \$120,000. The following is a breakdown of estimated employment at full buildout shows:

Education Attainment	% Workforce Distribution	Estimated Jobs	Aggregated Annual Salary	Average Annual Salary Per Job
High School	35.30%	3,220	\$ 96,588,297	\$ 30,000
Associate's	32.35%	2,951	\$ 132,809,935	\$ 45,000
Bachelor's	16.18%	1,476	\$ 103,341,314	\$ 70,000
Medical	14.71%	1,342	\$ 116,740,619	\$ 87,000
Doctorate	1.43%	130	\$ 15,653,352	\$ 120,000
Totals	100%	9,120	\$ 465,133,517	

Talent is a key aspect for the growth of companies within the Fitzsimons Innovation Community. As such, the FRA is working to build a workforce pipeline by supporting science education and talent development with Compositive Elementary and Aurora Science and Technology Middle School, both located within the FIC, as well as with Aurora high school programs. Additionally, the FRA actively supports the Colorado Bioscience Institute which

engages in statewide workforce initiatives, such as a Research Experience for Teachers program, the Pathways to Early College High Schools Program (P-TECH), an industry showcase as well as mentorship opportunities.

- **Tax Base Benefits.** Taxable values within the TIF 2 project area will grow significantly. The existing tax base consists of the Bioscience 1 building (2016) and recently completed Bioscience 3 building (2019) totaling about 209,000 square feet of building space. However, the remainder of the project area has been and continues to be exempt. The FRA and the CSTP Metropolitan Districts plan on investing \$136 million in infrastructure improvements to enable taxable development to occur within most of the TIF 2 project area. At the time TIF 2 is established, the taxable assessed value base will be approximately \$8.3 million (\$29 million market value); at full buildout, the estimated taxable assessed value within TIF 2 will be more than \$291 million (\$1.02 billion market value).
- **Housing Benefits.** The CSTP General Development Plan prohibits housing within the proposed TIF 2 project area. Residential development is limited to the 1,450 units built within TIF 1 already. The provision of housing to meet a growing population and workforce, however, remains a high priority for the city as indicated in its December 2020 Housing Strategy. City and AURA projects outside of the CSTP URA are aimed at increasing a diverse choice of housing opportunities, including for-sale and rental product across broad income spectrums.
- **Transportation Benefits.** The FRA and the City have developed a transportation plan to build a sustainable community, with green space, interconnected bike and pedestrian pathways that will link into the neighborhood, including Sand Creek Park, the light rail stations and the regional trail network.

The FRA and the Metro Districts are budgeting \$67.19 million in infrastructure improvements to complete the transportation grid within the campus, including the construction of pedestrian sidewalks and parks, such as the \$3 million Scranton Linear Park, the \$5 million Fitzsimons Park as well as the \$6 million linear park along Peoria Street.

Three of the high priority improvements are the completion of 23rd Avenue and Scranton Parkway, and the creation of vehicular and bike/pedestrian friendly connections from the Fitzsimons bus stops and light rail stations through the Fitzsimons Innovation Campus to the hospitals south of Montview Boulevard. These investments also complete the transportation grid within the campus, opening main multi-modal connections and thoroughfares for both employees and the broader community. These street connections and parks are shown in the phasing maps, attached to this report

In addition, the following transportation benefits will also be realized for the Fitzsimons Innovation Campus and its surrounding area:

1. It will provide the critical east-west multimodal transportation connections for the entire Fitzsimons Innovation Campus via 23rd Avenue, which was identified as a major east-west multimodal transportation corridor by the “City of Aurora Traffic Study of Fitzsimons Redevelopment” in 2016 and “Fitzsimons Area-wide Multimodal Transportation Study” in 2009.
 2. It will also provide an important multimodal transportation connection between northwest Aurora and the Fitzsimons Innovation Campus. Specifically, a fully signalized intersection was identified at Peoria Street/23rd Avenue, which will provide safe and convenient multimodal connections between the campus and the northwest Aurora area, and Stanley Market place, a newly established vibrant and successful mixed-use commercial and retail development serving northwest Aurora and Stapleton in Denver. The segment of 23rd Avenue between Peoria Street and Clinton Street was also identified as a major multimodal transportation corridor with on-street bike lanes and enhanced intersection crossings for pedestrians and bicyclists by the NW Aurora Mobility Study in 2018.
 3. The completion of 25th Avenue within the Innovation Campus and the installation of a signalized intersection at Peoria Street and 25th Avenue would also enhance the east-west multimodal transportation connections within the campus and the northwest Aurora residential areas as well. The segment of 25th Avenue between Peoria Street and Clinton Street was identified as a major pedestrian corridor with a 10’ wide “Pedestrian Boulevard” including enhanced landscaping, tree planting, etc.
 4. Overall multimodal transportation mobility and connectivity will be significantly enhanced with the completion of the multimodal transportation network for the northwest portion of the campus. Pedestrians, bicyclists and people using micro-mobility devices, such as scooters, would especially benefit from the transportation improvements, as they would be able to travel more conveniently and safely with less out of direction travels and less exposure to vehicular traffic.
 5. The campus shuttle bus service, which provides direct connections to the R Line Fitzsimons Parkway station, Flatiron Flyer bus service at Building 500 and other key destinations in the campus, will be able to provide more direct and efficient services to an increased number of students, employees, residents and visitors.
- **Environmental Benefits.** Based on the historical development within the area, there are concerns of asbestos containing materials within the project area which will be addressed as development occurs.

2. Why is public financing (TIF) needed for the project?

The FRA is focused on bringing life science companies to the area by providing leading edge facilities, campus-wide support and an entrepreneurial environment. The use of tax increment financing within TIF 2 supports the up-front financing of a minimum of \$83.4 million of infrastructure expenses, mostly within the initial 10 years. The \$83.4 million (principal) excludes an additional \$52.4 million in interest costs (\$136 million in debt service total) paid over a 25-year period. This infrastructure investment will facilitate over \$1 billion of new, taxable commercial construction over the life of the TIF. Some of the most significant roadways will be located within TIF 2, including numerous entrance and exit points along the major roadways of Peoria Street, Montview Boulevard and Fitzsimons Parkway. Additionally, the city approved General Development Plan requires additional investments in parks, greenspace and bike and pedestrian paths and trails. Reducing FRA's infrastructure costs through tax increment financing is an essential element in assisting the campus to remain cost-competitive nationally with other similar life science campuses.

3. What is the proposed revenue sharing structure for the project?

From incremental property taxes derived from County taxes, AURA is proposing a revenue share of thirty percent (30%) of available incremental revenues distributed to Adams County, sixty percent (60%) to the Metro District, and ten percent (10%) to the Authority to support other programs such housing, social services, small business support, and program administration. Over the life of the Tax Increment Area, the County's 30% is expected to generate over \$24 million to the County. See the attached increment projections.

4. What, if any, private funding will be allocated to the project?

The Metro District will use its share of TIF proceeds to fund the \$83.4 million in infrastructure expenses (\$67 million in present value) plus \$52.4 million in additional debt service costs (\$136 million in debt service total). Excluding the university development, over \$1 billion (\$302 million present value) in privately funded, new, taxable commercial buildings will be constructed over a 20-year period. By the end of the TIF, in present value terms, \$67 million in publicly funded infrastructure costs comprises approximately twenty-two percent (22%) of a total project cost of \$369 million dollars.,

5. What is the total cost of the project?

Total cumulative cost for all vertical and horizontal construction is over \$1 billion at complete build out. In present value terms, the total project cost is estimated to be \$369 million (excluding the university development in TIF 2) comprising of \$67 million in infrastructure, mostly within the initial 10 years, and \$302 million in commercial construction over 20 years.

6. What is the anticipated timeframe for project completion?

The estimated timeframe to complete most of the horizontal infrastructure is within 10 years. Complete buildout of the vertical construction will occur over a 20- to 25-year period.

7. What is the term (length) of the TIF and related financing?

The TIF will be in existence for a period of twenty-five years from the time it is established. The Metro District’s Bond is for a period of 25 years.

8. What risks does the project pose to the County?

The project does not pose any risk to the County. Without the additional funding for the infrastructure, the project and associated private development will not happen over the projected time period. Additionally, the AURA proposes working cooperatively with Adams County on other area projects that will meet any unanticipated needs that the County might experience.

a. What are the plans for mitigating those risks?

N/A.

9. How do the plans for this project compare to similar projects completed in the County?

This project is a continuation of the vision to create a vibrant jobs center that will serve the entire region. There are no comparable projects in scale or type within the County or region. However, this project puts Adams County on the map for competitive projects with bioscience hubs such as the Anderson Medical Center in Houston, the developing bioscience park at the Harbor-UCLA Medical Center Campus, QB3 (the University of California’s life sciences incubator), BioLabs (a national network of lab/office space located near key biotech clusters) and the growing Discovery Square innovation/research park adjacent to the Mayo Center in Rochester, Missouri.

10. How will this project impact any other publicly financed projects in the County?

The Authority is proposing thirty percent (30%) of incremental property taxes derived from County taxes will be allocated to the County, which could provide financing for other publicly funded projects. Over the life of the Tax Increment Area, this 30% share, should generate over \$24 million to the County.

11. How will this project impact current residents/businesses in the project area?

The build out of the project area will bring over 9,000 new jobs to the area, of which 67% are estimated to be attainable to high school and associate degree graduates. The project will help support and sustain the entire Fitzsimons area as one of the premier biomedical campuses in the country. In addition to new job opportunities for area residents, local businesses could benefit from increased service needs of the businesses and employees at the campus. The Aurora-South Metro SBDC will have an office in the neighborhood and will assist legacy businesses in the area to grow and expand to meet the growing needs of this community. Additionally, it is currently proposed that at least 5% of all property tax increment be dedicated to a “Community Benefit Fund” for community programs and services (Section 6.13 of the Urban Renewal Plan), estimated to be approximately \$7.5 to \$10 million in current dollars. This 5% of all property tax increment would be derived from AURA’s share of the increment collected. The FRA and the City are exploring potential ways to advance these funds.

An additional benefit, unique to a project like this, is that the clinical trials of new medical technology is often more accessible to eligible patients near where the trials are occurring. There are over 600 clinical trials per year occurring within the broader medical campus. A most recent and exciting example is the creation of genetically engineered cells to fight cancer created at the Gates Biomanufacturing Facility within Bioscience 1 on the FIC. The clinical trial was conducted at the University of Colorado Anschutz Medical Campus and patients were successfully put into remission. With over 2 million patient visits per year and 600+clinical trials, the synergy between the FIC and the hospitals helps provide clinical expertise and clinical trial capabilities across all therapeutic areas.

12. How will this project impact current public services in the County?

The redevelopment of the mostly vacant and exempt land within the TIF 2 project area will increase the tax base for the County. Generally, we are not expecting a direct increase in County services as a result of this commercial development.

13. How will this project impact the tax base of the area surrounding the project?

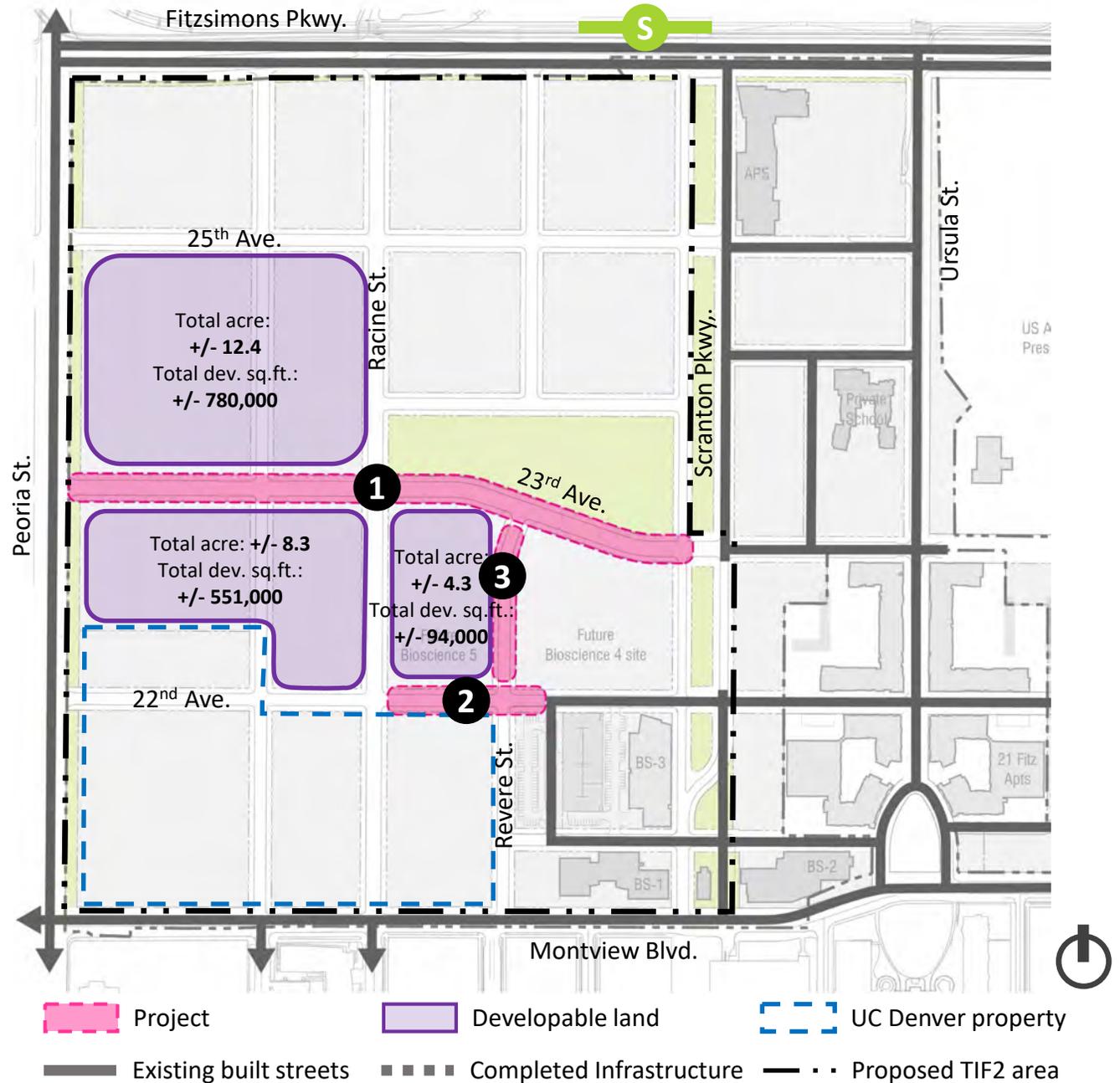
The development of the TIF 2 project area will likely increase the residential and commercial tax base in the surrounding areas as a result of significant new investments and daytime employment growth.

**Rendering of TIF 2 Project Area at Build-Out
(Looking southwest from the Fitzsimons Parkway light rail station)**



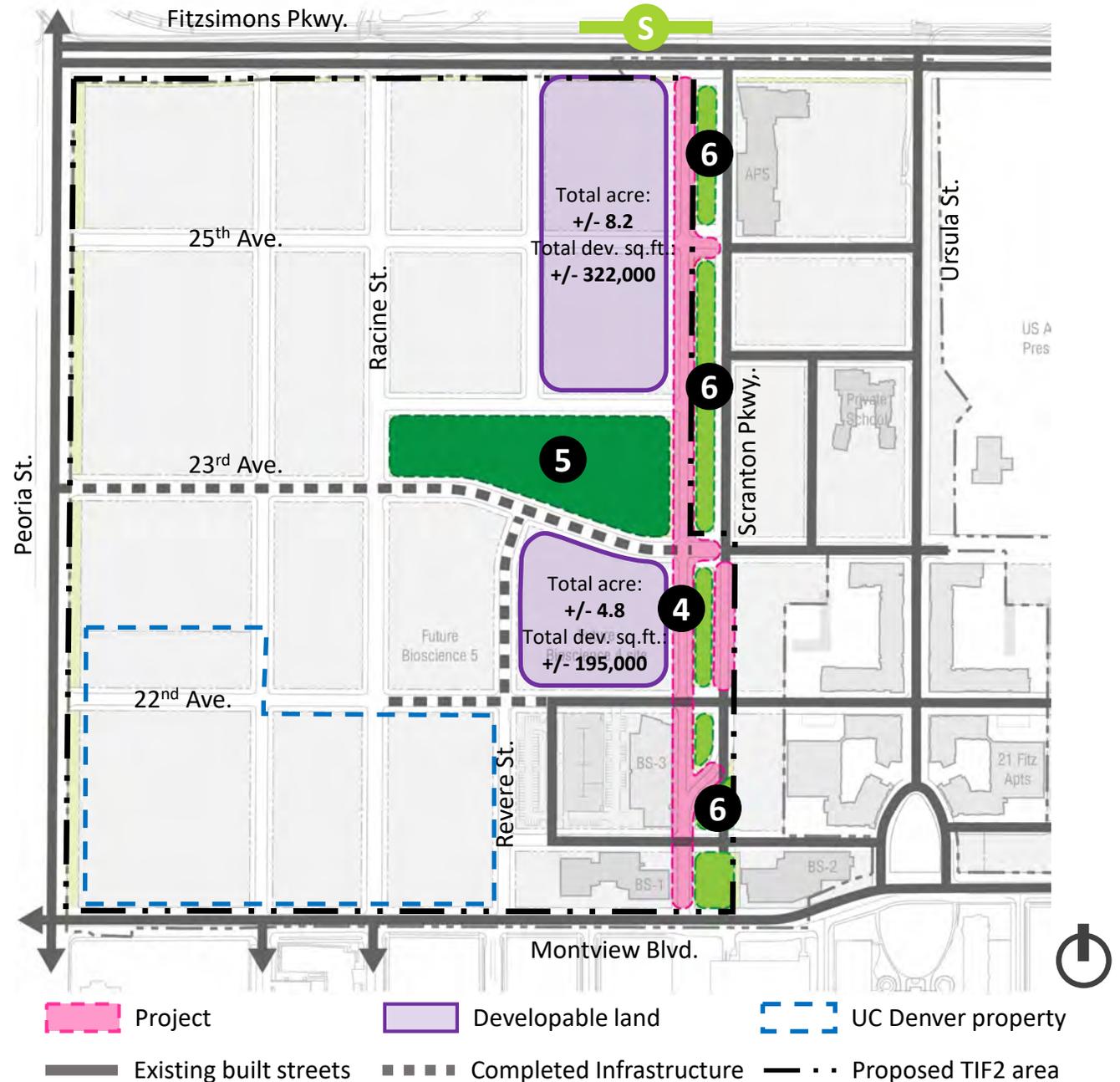
PROJECT DEVELOPMENT COST ESTIMATES

#	Project	Estimated Cost with 3% Annual Inflation	Timing/ Years
1	23rd, Scranton to Peoria	\$ 5.77 M	Immediate
2	22nd Street, Bioscience 5	\$ 0.762 M	Immediate
3	Revere Street, 23rd to 22nd	\$ 0.927 M	Immediate
4	Scranton Parkway	\$ 12.8 M	2-4 years
5	Fitzsimons Park	\$ 5.7 M	2-4 years
6	Scranton Parkway Linear Park	\$ 3.4 M	2-4 years
7	Ursula Signal	\$ 0.676 M	6-8 years
8	Revere Street, 22nd to Montview	\$ 1.1 M	6-8 years
9	Montview to Peoria (only TIF2 boundary)	\$ 12.3 M	6-8 years
10	22nd, Racine to Peoria	\$ 2.4 M	6-10 years
11	25th, Racine to Peoria	\$ 5.6 M	6-10 years
12	Racine Street, Montview to Fitz Pkwy	\$ 6.6 M	6-10 years
13	Peoria Linear Park	\$ 8.3 M	8-10 years
14	Remaining Streets & Infrastructure	\$ 17 M	10+ years
Total Estimated		\$ 83.4 M	



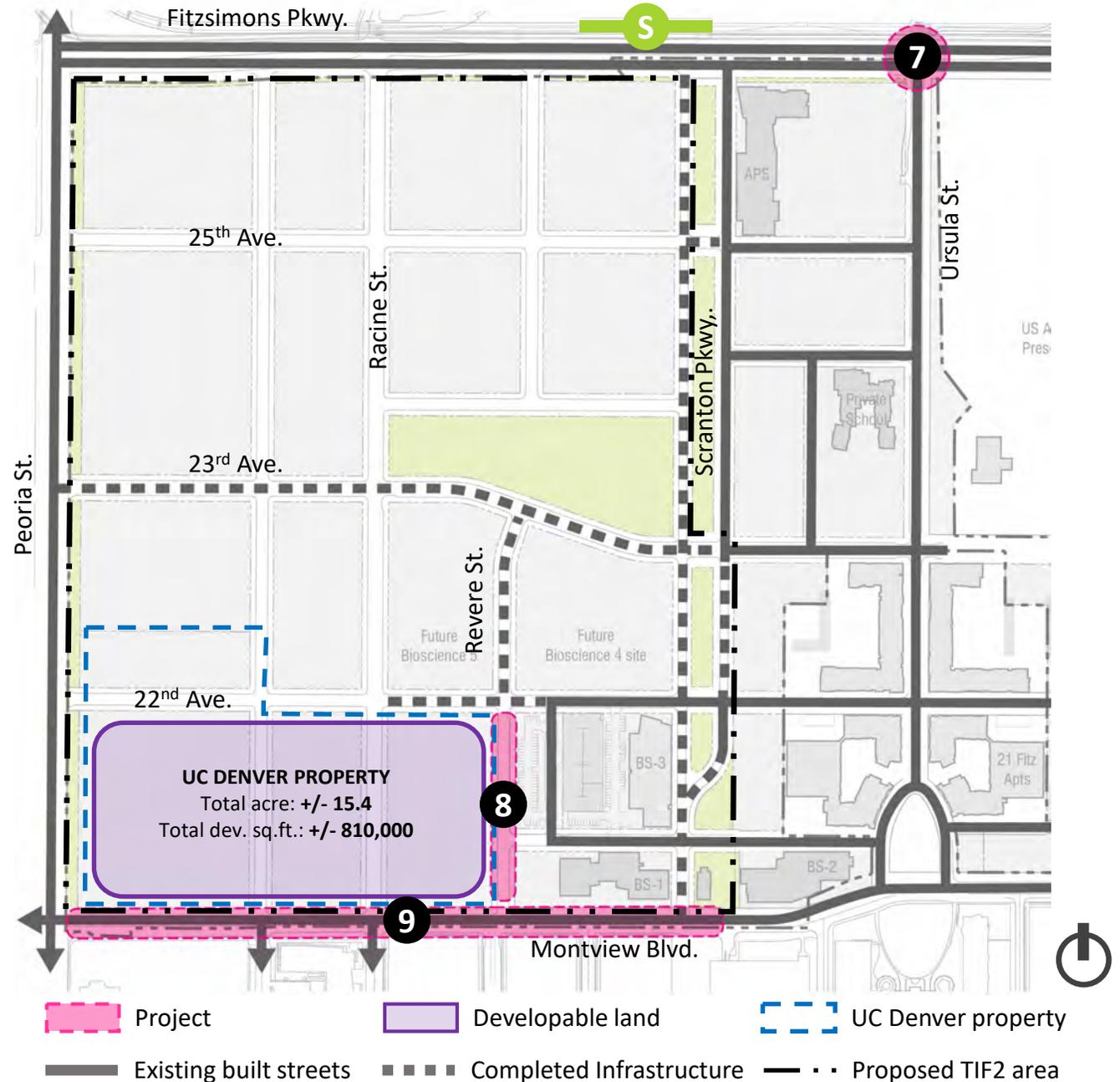
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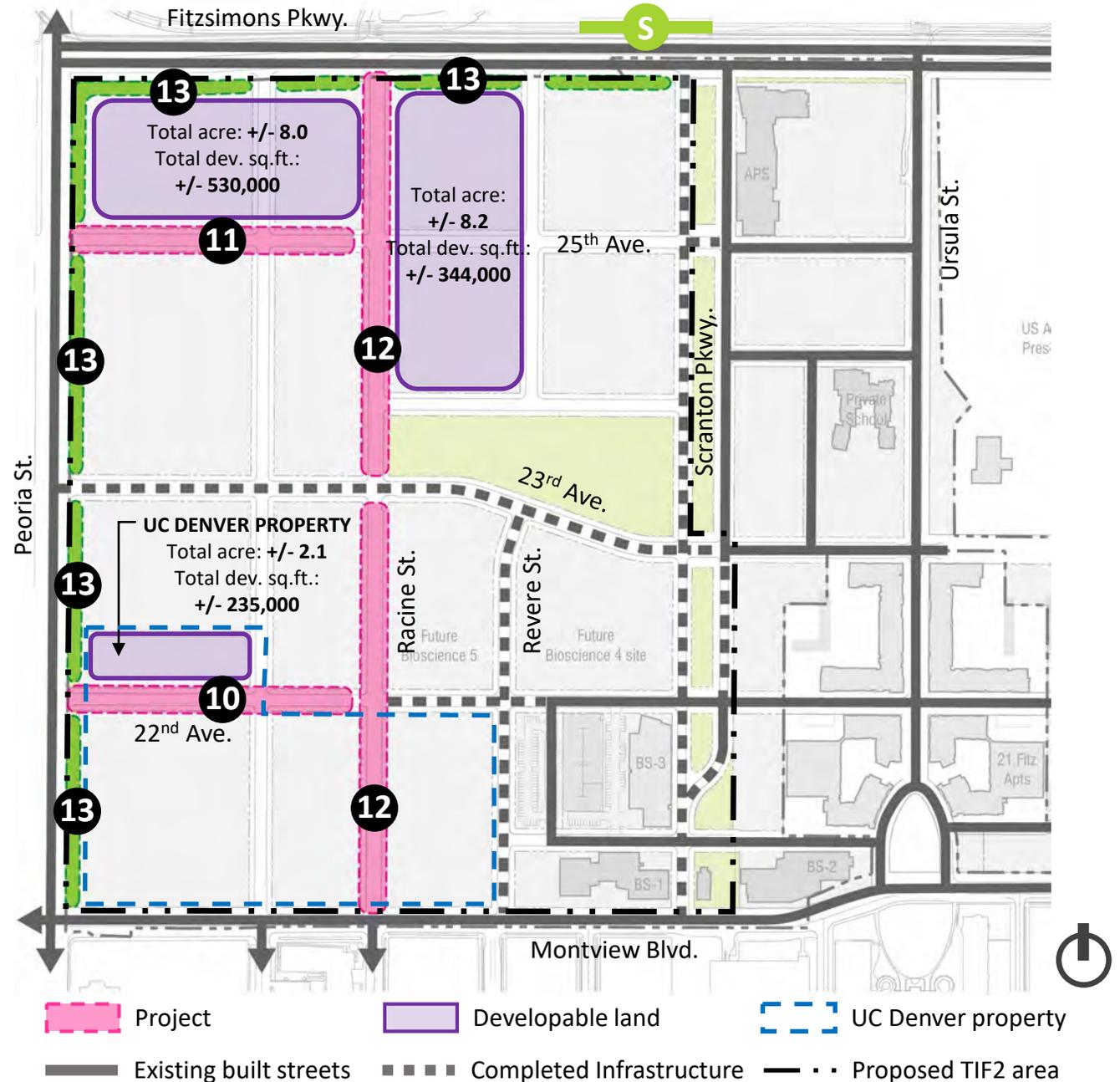
PROJECT DEVELOPMENT COST ESTIMATES

#	Project	Estimated Cost at Present Day Value	Timing/ Years
1	23rd, Scranton to Peoria	\$ 5.77 M	Immediate
2	22nd Street, Bioscience 5	\$ 0.762 M	Immediate
3	Revere Street, 23rd to 22nd	\$ 0.927 M	Immediate
4	Scranton Parkway	\$ 12.8 M	2-4 years
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**CSTP URBAN RENEWAL AREA
TIF Area 2 Revenue Summary**

DEVELOPMENT										ASSESSED VALUE AND INCREMENT					ADAMS COUNTY TAXES				METRO DISTRICT TAXES				Infrastructure Debt Service DS Coverage	
YEAR	New Added Commercial Sq. Ft.	Bidding Notes	New Taxable SF	Cumulative Total SF	Cumulative Taxable Market Value	Assessed Value	29% of Market Value (2 Year lag for Distributions)	TIF Base A.V. biennially reassessed %	TIF Incremental Assessed Value	TIF Incremental Property 98%	Mills 26.897	% City 22.79%	% to 60%	% to AUPRA 10%	Total Metro District Increment Received (non-MD Mills)	Metro District 20.00 % MD Retains 100.00%	Combined Total MD Received	Infrastructure Debt Service DS Coverage						
0	2020		206,724	206,724	28,662,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
1	2021		0	206,724	28,662,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	2022	89,091 Bioscience 5	89,091	295,815	51,953,955	8,312,125	8,312,125	0	0	0	0	0	0	0	0	0	0	0	0					
3	2023	186,350 Bioscience 4	186,350	482,165	102,432,590	8,312,125	8,312,125	0	0	0	0	0	0	0	0	0	0	0	0					
4	2024	0	0	482,165	102,432,590	15,066,647	15,066,647	6,588,279	761,914	0	52,098	104,197	17,366	0	457,148	131,766	588,914	771,050						
5	2025	118,863 Commercial	118,863	601,028	134,597,210	29,122,841	29,122,841	8,478,368	1,660,781	0	160,781	321,561	17,366	0	1,410,807	406,642	1,817,449	767,550						
6	2026	118,863 Commercial	118,863	719,890	170,097,605	29,705,298	29,705,298	8,966,547	20,738,751	2,398,371	163,996	327,992	54,665	0	1,439,023	414,775	1,853,798	2,390,850						
7	2027	118,863 Commercial	118,863	838,753	203,562,225	39,033,191	39,033,191	8,966,547	30,066,644	3,477,113	237,759	475,517	79,253	0	2,086,268	601,333	2,687,601	3,190,600						
8	2028	118,863 Commercial	118,863	957,615	241,767,382	49,328,306	49,328,306	9,145,878	40,182,428	4,646,972	317,751	635,503	105,917	0	2,788,183	803,649	3,591,832	3,256,750						
9	2029	170,946 Commercial	170,946	1,128,561	291,839,955	59,033,045	59,033,045	9,145,878	49,887,167	5,769,294	394,494	788,987	131,498	0	3,461,577	997,743	4,459,320	5,299,000						
10	2030	170,946 Commercial	170,946	1,299,507	348,750,778	70,112,541	70,112,541	9,328,795	60,783,745	7,029,449	480,661	961,321	160,220	0	4,217,670	1,215,675	5,433,344	6,323,100						
11	2031	170,946 Commercial	170,946	1,470,453	400,846,282	84,633,567	84,633,567	9,328,795	75,304,791	8,708,763	595,489	1,190,978	198,496	0	5,225,258	1,506,096	6,731,353	6,326,250						
12	2032	170,946 Commercial	170,946	1,641,398	462,000,622	101,137,726	101,137,726	9,515,371	91,622,354	10,595,638	724,524	1,449,047	241,508	0	6,357,503	1,832,447	8,189,950	9,590,350						
13	2033	170,946 Commercial	170,946	1,812,344	516,200,784	116,245,422	116,245,422	9,515,371	106,730,050	12,342,995	843,991	1,687,962	281,330	0	7,405,797	2,134,601	9,540,398	11,005,400						
14	2034	170,946 Commercial	170,946	1,983,290	581,808,966	133,990,180	133,990,180	9,705,679	124,274,502	14,371,956	982,728	1,965,455	327,576	0	8,623,174	2,485,490	11,108,664	11,227,300						
15	2035	170,946 Commercial	170,946	2,154,236	638,198,815	149,698,227	149,698,227	9,705,679	139,992,549	16,189,899	1,107,022	2,214,043	369,007	0	9,713,819	2,799,851	12,513,670	11,228,700						
16	2036	170,946 Commercial	170,946	2,325,182	708,480,438	168,724,600	168,724,600	9,899,792	158,824,808	18,367,590	1,255,942	2,511,884	418,647	0	11,020,554	3,176,496	14,197,050	11,453,400						
17	2037	170,946 Commercial	170,946	2,496,128	787,148,437	185,077,656	185,077,656	9,899,792	175,177,864	20,258,770	1,385,257	2,770,514	461,752	0	12,153,282	3,503,557	15,656,839	11,448,500						
18	2038	170,946 Commercial	170,946	2,667,073	842,332,765	205,459,327	205,459,327	10,097,788	195,361,539	22,592,949	1,544,864	3,089,728	514,955	0	13,555,799	3,907,231	17,463,000	11,679,750						
19	2039	170,946 Commercial	170,946	2,838,019	903,370,951	222,473,047	222,473,047	10,299,744	212,375,258	24,560,532	1,679,404	3,358,807	559,801	0	14,736,319	4,247,505	18,983,824	11,684,700						
20	2040	170,946 Commercial	170,946	3,008,965	983,897,320	244,276,502	244,276,502	10,299,744	233,976,758	27,058,677	1,850,222	3,700,444	616,741	0	16,235,206	4,679,555	20,914,742	11,916,100						
21	2041	0	0	3,008,965	983,897,320	261,977,576	261,977,576	10,299,744	253,677,832	29,105,751	1,990,197	3,980,395	663,399	0	17,463,451	5,033,557	22,497,007	11,919,950						
22	2042	0	0	3,008,965	1,003,371,266	285,272,223	285,272,223	10,505,739	274,766,484	31,775,881	2,172,776	4,345,552	724,259	0	19,065,529	5,495,330	24,560,858	12,154,100						
23	2043	0	0	3,008,965	1,003,371,266	285,272,223	285,272,223	10,505,739	274,766,484	31,775,881	2,172,776	4,345,552	724,259	0	19,065,529	5,495,330	24,560,858	12,157,950						
24	2044	0	0	3,008,965	1,023,438,691	290,977,667	290,977,667	10,715,854	280,261,814	32,411,399	2,216,231	4,432,463	738,744	0	19,446,839	5,605,236	25,052,076	12,403,300						
25	2045	0	0	3,008,965	1,023,438,691	290,977,667	290,977,667	10,715,854	280,261,814	32,411,399	2,216,231	4,432,463	738,744	0	19,446,839	5,605,236	25,052,076	12,401,200						
			3,008,965		2,918,891						24,545,193	49,090,386	4,090,866		215,377,522	62,079,080	277,456,602	190,595,500						

Notes: University of Colorado square footage in TIF 2 is excluded
New SF starting in 2025 are projections
Bioscience 1 is EXEMPT

NPV at 5% **\$ 114,649,050**
NPV at 5% **89,088,403**



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: March 29, 2022
SUBJECT: Oil & Gas Update
OFFICE/DEPARTMENT: Community & Economic Development
CONTACT: Jenni Hall, Community & Economic Development Director; Chase Evans, Deputy Director of CED; Katie Keefe, Environmental Program Manager; Greg Dean, Oil & Gas Liaison; Christy Fitch, Assistant County Attorney; Chane Finkenbinder, Oil & Gas Inspector
FINANCIAL IMPACT: None
SUPPORT/RESOURCES REQUEST: N/A
DIRECTION NEEDED: No Direction, update only
RECOMMENDED ACTION: Staff will provide an update on orphan wells in County, the County's protocol for inspections, and a summary of the newly adopted COGCC financial assurance regulations
DISCUSSION POINTS: <ul style="list-style-type: none">• Orphaned Well Review<ul style="list-style-type: none">○ Trends○ Painted Pegasus Petroleum• County Inspections of Orphan Wells• COGCC Financial Assurance Rulemaking Summary

Oil & Gas Update

Community & Economic Development Department

March 29, 2022

Presented by: Greg Dean, Oil & Gas Liaison



ADAMS COUNTY
COLORADO

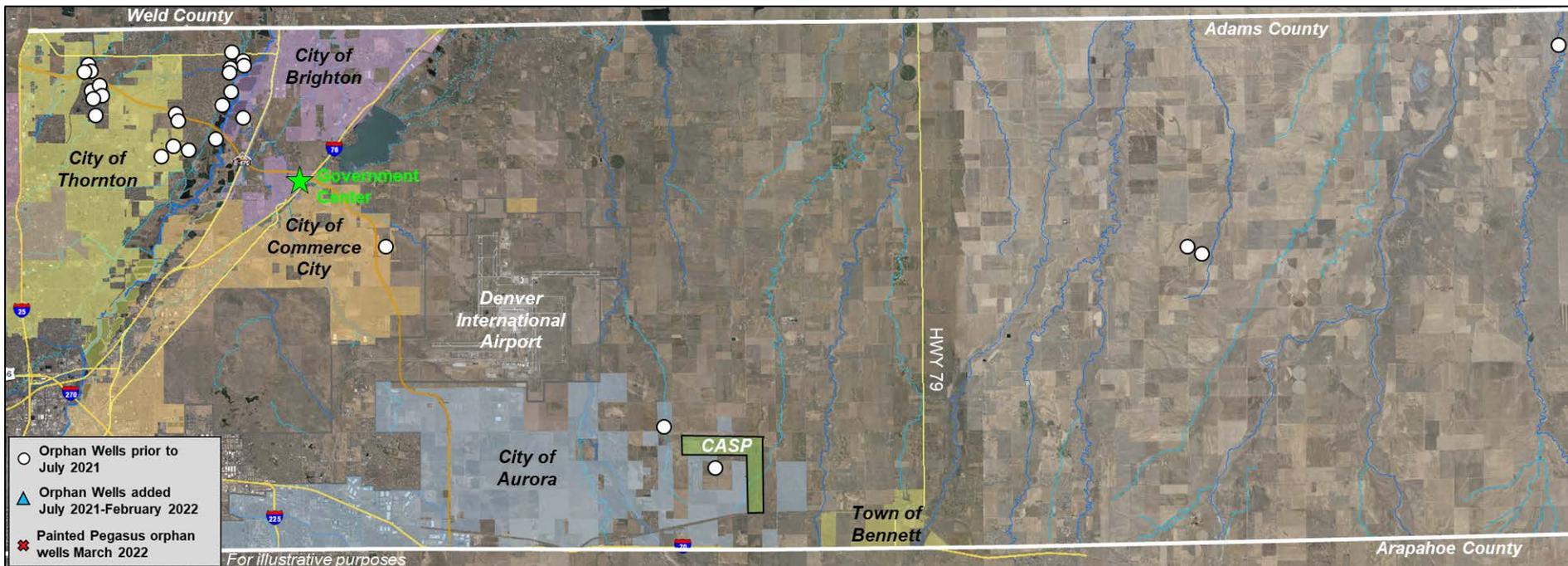
Oil & Gas Update

Agenda

- Orphaned Well Review
 - Trends
 - Painted Pegasus Petroleum
- County Inspections of Orphan Wells
- COGCC Financial Assurance Rulemaking Summary

Oil & Gas Update

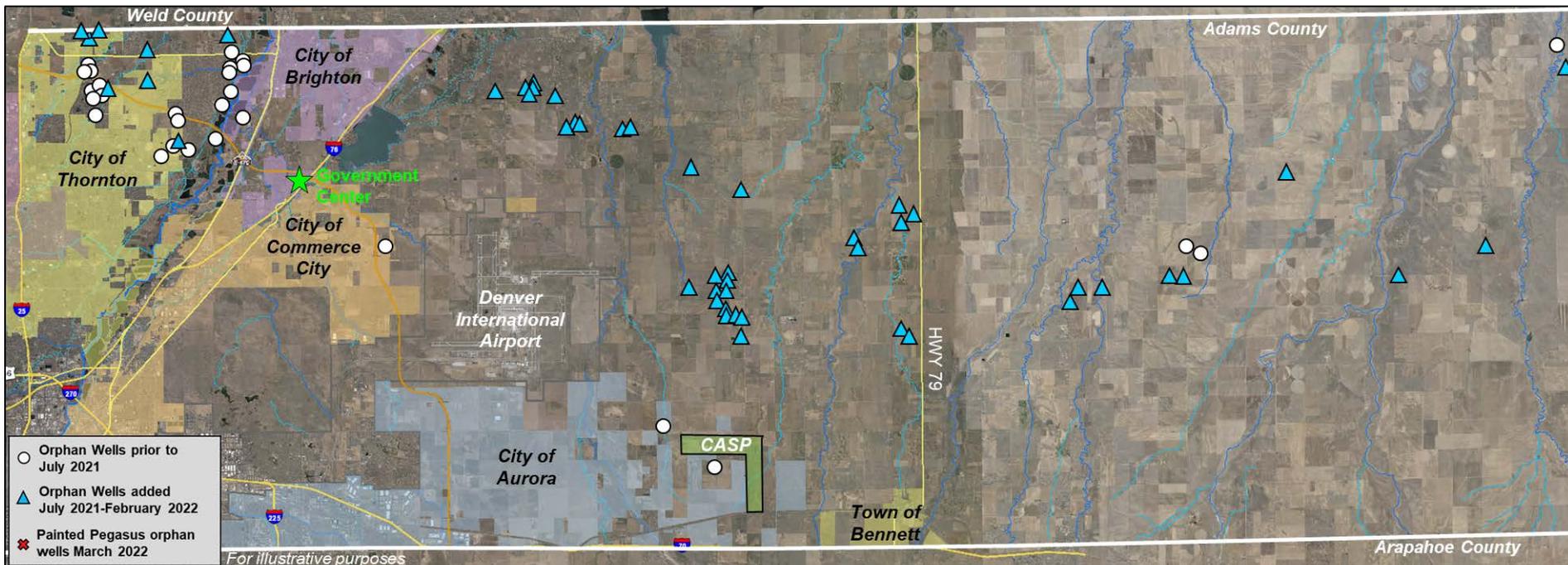
Orphaned Well Review



Orphan Wells – prior to July 2021: **28 Orphan Wells/Sites**

Oil & Gas Update

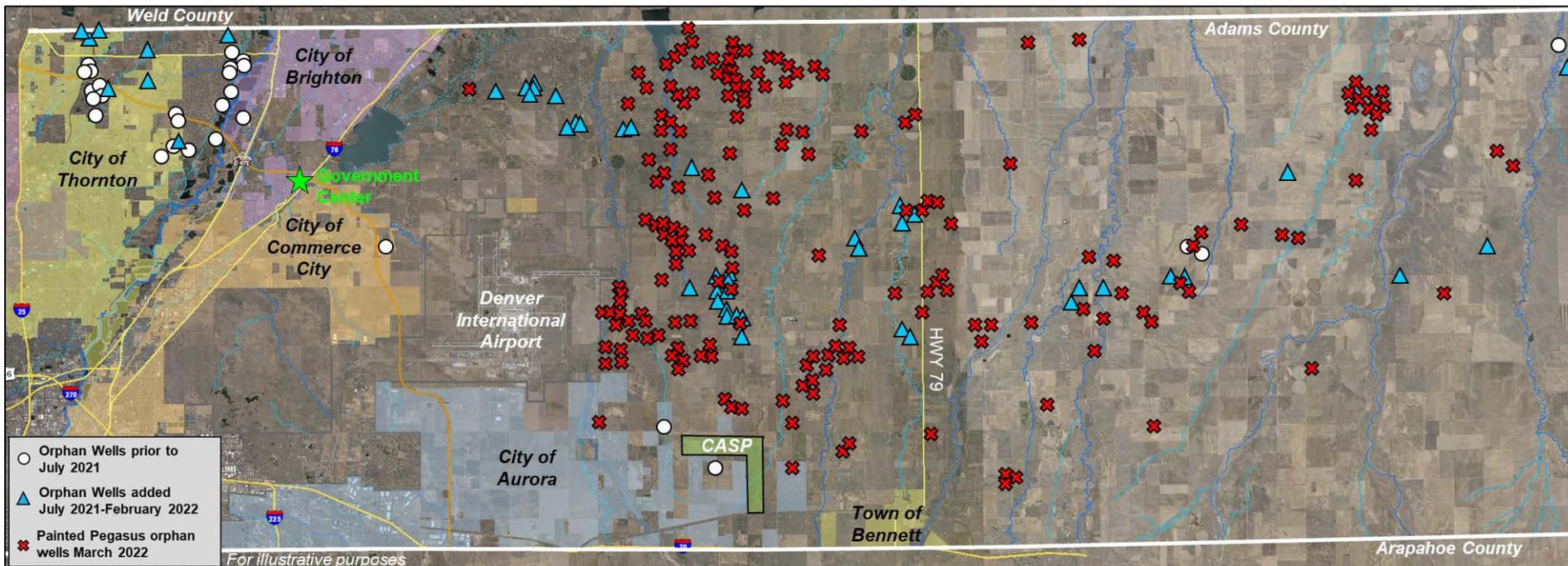
Orphaned Well Review



Orphan Wells – July 2021 to February 2022: **84 Orphan Wells/Sites**

Oil & Gas Update

Orphaned Well Review



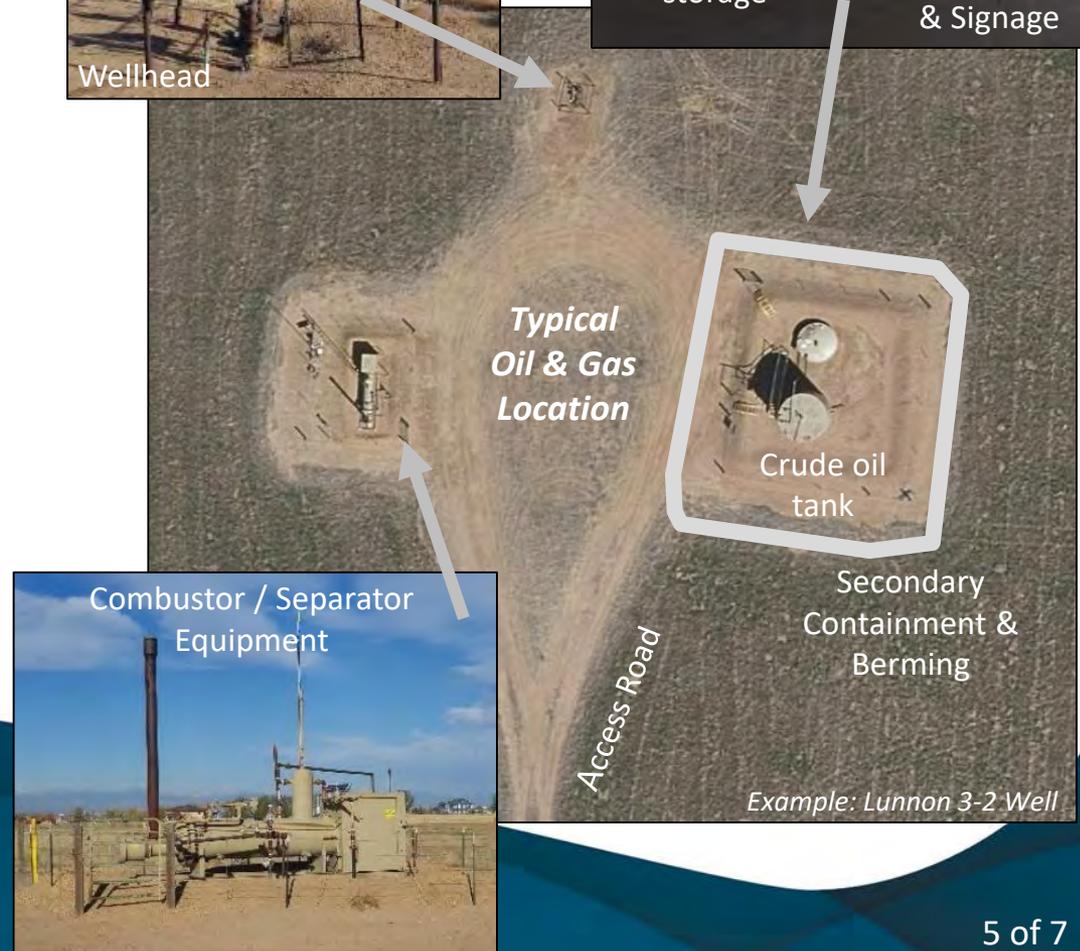
Orphan Wells – March 2022: est. 266 Orphan Wells/Sites (950% increase from June 2021)

- COGCC has inspected ALL 182 P3 wells County-wide, shut in all producing wells, and isolated flowlines to prevent impacts
 - COGCC discovered 10 reportable spills across AdCo so far
 - They are utilizing Emergency Response funds to immediately address these impacts

Oil & Gas Update

AdCo Orphan Well Inspections

- AdCo and COGCC staff are collaborating to prioritize and inspect orphan wells
 - Commences March 2022
 - Reporting protocols for the discovery of all ongoing impacts to public health, safety, or environmental resources
 - ✓ Immediate reporting to the COGCC with 24-hour follow-up action
- Standard Procedure includes:
 - OPGAL Imaging Camera to detect gas leaks
 - Stained soil or liquid spill identification
 - Integrity of secondary containment
 - Confirming Emergency Information/Signage
 - Weeds, trash, unused equipment, and other potential hazards



Oil & Gas Update

COGCC Financial Assurance Rulemaking Summary

Adams County Participation:

- AdCo was an official party and active stakeholder
- Met on numerous occasions with COGCC Commissioners, Operators, neighboring local governments, and other stakeholders to collaborate on proposals and submissions
- Filed 4 rounds of official pleadings, proposals, and evidence on the draft rule language
- Testified 5 times at the Commission during public hearings to advocate for the County's positions

COGCC Financial Assurance Rulemaking – New Regulations:

- Allow a Local Government or surface owner to petition the COGCC to reclassify a well as no longer Used or Useful and require an Operator to plug and abandon the facility under certain conditions
- Strengthened the rules around the transfer of wells to other operators:
 - Single well bonding required for all transferred wells
 - Buying and Selling operator asset review to ensure both entities are capable of operating responsibly
 - Requires a Financial Assurance Plan review for all transfers
- Annual re-evaluation of financial assurance plans by the Commission / Director for all operators
- Enforceable plugging timelines for inactive wells

Oil & Gas Update

COGCC Financial Assurance Rulemaking Summary

COGCC Financial Assurance Rulemaking – New Regulations:

- Increased blanket bonding amounts based on: production volume, number of inactive/ low producing wells, financial capability, and demonstrated plans for future plugging
 - High producing wells owned by responsible operators now require between \$5K - \$12K per well or up to \$40,000,000 in comprehensive bonding
- Requires full-cost single well financial assurance for *most* low producing or inactive wells statewide, regardless of an operator's status
 - **\$30K - \$40K per well for plugging PLUS \$100,000 per pad/location for surface impacts**
- Annual per well registration fee of between \$125 - \$225 for all active wells into to the Orphan Well Fund
 - Estimated to collect \$10 million per year

