



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

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Charles "Chaz" Tedesco - District #2
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**STUDY SESSION AGENDA
TUESDAY
April 12, 2022**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

10:45 A.M.	ATTENDEE(S):	Julie George / Alan Morse / Elisabeth Rosen
	ITEM:	State Lobbyists Update
11:15 A.M.	ATTENDEE(S):	Lisa Jansen Thompson, ECPAC Executive Director
	ITEM:	Early Childhood Partnership of Adams County (ECPAC) Presentation
11:45 A.M.	ATTENDEE(S):	Jenni Hall / Chase Evans / Jen Rutter / Christy Fitch / Pernell Olson
	ITEM:	Updates to Fee Schedule
12:15 P.M.	ATTENDEE(S):	Jenni Hall / Nancy Duncan / Marc Osborne / Renee Bridges / Christy Fitch
	ITEM:	Request from Commerce City URA to Establish the Sand Creek Business Area URA
1:15 P.M.	ATTENDEE(S):	Kelly Weidenbach
	ITEM:	Public Health Transition – Initial Public Health FTE and Implementation Cost Request
2:15 P.M.	ATTENDEE(S):	Crestina Martinez
	ITEM:	American Rescue Plan Act (ARPA) Grant – Recommended Distribution
2:45 P.M.	ATTENDEE(S):	Alisha Reis
	ITEM:	Administrative Item Review / Commissioners Communication

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

AGENDA IS SUBJECT TO CHANGE

BoCC Legislative Update

April 11, 2022



Update on Key Bills of Interest

- HB22-1295 Department of Early Childhood and Universal Preschool Program
 - Reps. Sirota and Garnett; Sens. Buckner and Fenberg
 - CCI - oppose; CCAT - amend
 - Main issue is governance: executive director vs. Type 1 Board
 - Governor is incorporating other human services amendments
- SB22-176 Early Stage Front Range Passenger Rail Funding
 - Sens. Ranking and Hansen
 - BoCC letter distributed to Ad Co delegation



Collective Bargaining Update

- CCAT continues negotiations with labor and has made progress, getting closer to support position
- The number of bargaining units & right to strike (in statute vs. an item for negotiation) continues to be issues
- BoCC's 3 priorities are being addressed: secret ballot election; neutrality statement; release of personal information
- CCI - Oppose



HB22-1272 Repeal of Attorney Fees on Motions to Dismiss

Rep. Benavidez & Gonzales-Gutierrez; Sen. Rodriguez & Gonzales

- Under current law, a defendant may be awarded reasonable attorney fees in tort actions if the case is dismissed on motion of the defendant prior to trial. The bill eliminates this provision.
- Staff comment that it is not a big issue for Ad Co but it is not sound policy
- CCI - Oppose



HB22-1273 Protections for Elections Officials

Rep. Duran & Sirota; Sen. Fenberg & Petterson

- The bill makes it unlawful to threaten, coerce, or intimidate, or attempt to threaten, coerce, or intimidate an election official with the intent to interfere with their duties as an elections official
- BoCC has position of support, clerk is supporting as well



HB22-1348 Oversight of Chemicals Used in Oil and Gas Production

Reps. Froelich and Caraveo; Sen. Winter

- Requires the Oil and Gas Conservation Commission to utilize or develop a chemical disclosure website to collect and share certain chemical disclosure information to the public.
- Manufacturers that sell or distribute a chemical product for use in underground oil and gas operations in the state must disclose to the commission.
- Staff reviewed and if potential timeline issue has been resolved, recommend support
- CCAT supports; CCI not tracking



HB22-1351 Temporarily Reduce Road User Charges

Rep. McLachlan & Roberts; Sen. Pettersen

- Delays implementation of gas fee and extends the FASTER time out for another six months, to June 2023.
- Holds CDOT, counties, and municipalities harmless
- CCI – Amend to extend the delay to 12 months and hold CDOT, counties, and municipalities harmless
- BoCC in a monitor position



HB22-1360 Retaining Percentage of Federal Child Support Payments

Reps. Baisley & Titone

- Current law requires CDHS to pass through 100% of the federal child support incentive payments to county departments of human or social services
- The bill allows CDHS to retain a percentage of the federal incentives for the purpose of improving the ASCES system
- Staff supports but recommends a sunset of 2028
- CCI – Oppose, sets a precedent of allowing the state to use county funds



HB22-1362 Building Green House Gas Emissions

Reps. Barnett & Valdez; Sens. Hansen & Winter

- Requires the Colorado Energy Office to identify 3 sets of new model codes:
 - Model electric and solar ready code language;
 - Model low energy and carbon code language; and
 - Model green code language
- Creates 2 grant programs:
 - Building Electrification for Public Buildings Grant Program; and
 - High-Efficiency Electric Heating & Appliances Grant Program
- CCI – Amend, local control & needs to be more affordable/more money for implementation



SB22-196 Health Needs of Persons in Criminal Justice System

Sens. Gonzales & Lee; Rep. Bacon & Benavidez

- Part of the BHTTF package
- Establishes the Early Intervention, Deflection, and Redirection from the Criminal Justice System Grant Program
- In Adams, this work is done through private providers, no direct impact but staff is supportive of the changes, believes they would be beneficial to clients



The Early Childhood Partnership of Adams County

Board of County Commissioners

Early Care and Education and
Child & Family Well-being 4/12/22

All children and their families
are valued, healthy, and thriving





Early Care and Education



ECPAC Strategic Plan

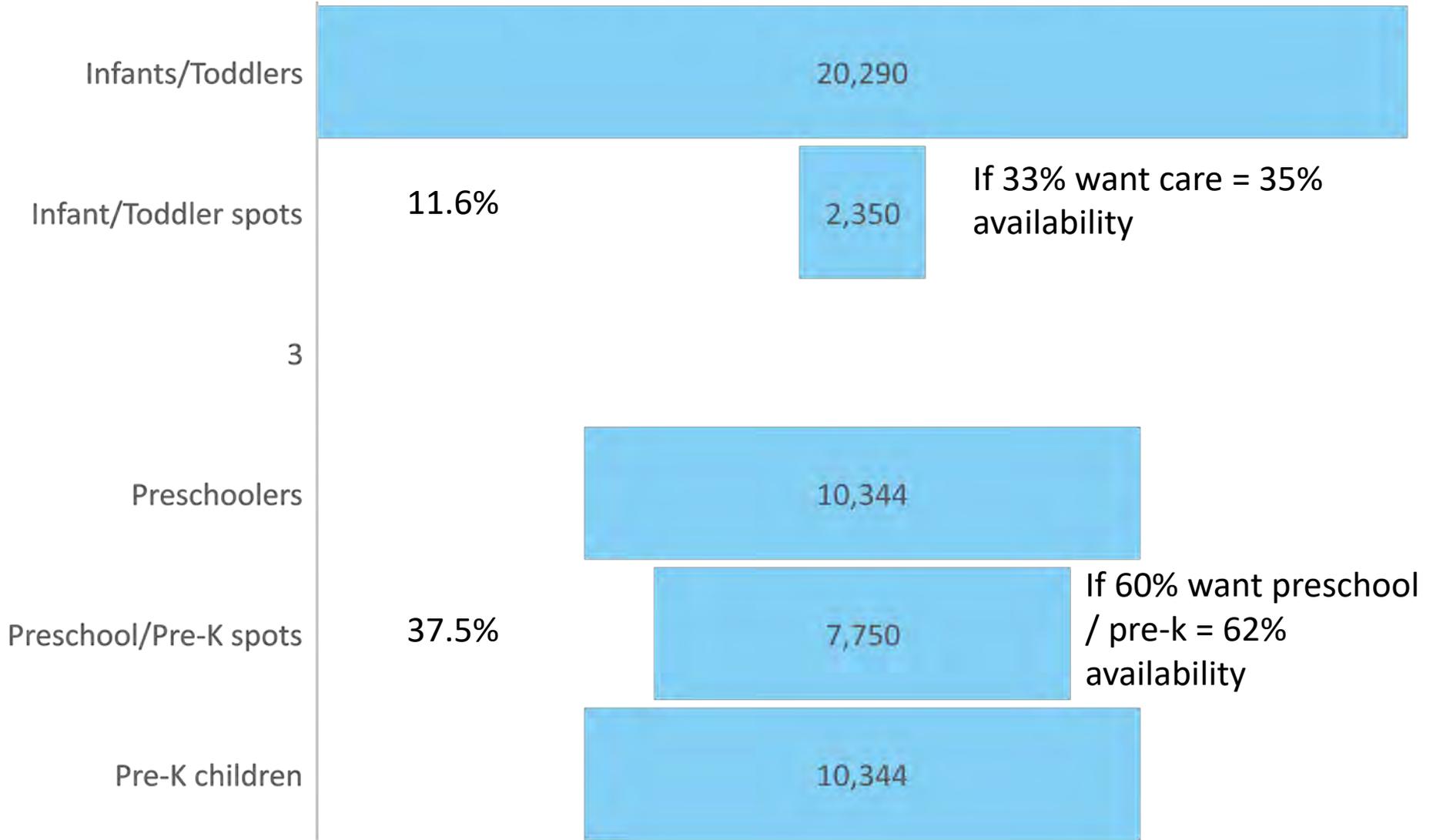
Preschool and childcare options are more abundant than ever before, supporting improved kindergarten readiness and increased options for family stability.

- ◆ Goal #4: ECPAC partners will **support increased availability of and equitable access to quality preschool and childcare** programs, through efforts to increase funding, family-supportive policies, and workforce development opportunities.

~ based on 2019 ECPAC study identifying that Adams County has 1 childcare slot for every 3 children who have **all** parents in the workforce or parents want ECE



Estimate available slots per age group



Needs in Adams County

Increase Infant/Toddler availability

Increase Preschool availability

Increase Universal Pre-K availability

All of this requires increased ECE workforce ~ especially for Teacher level

Improve Program Quality (22% now)

Improve affordability – including CCCAP (43%)



ECE Workforce

Prior to COVID:

- **33%** of ECE professionals qualify for public benefits
- **17%** of directors, **24%** of teachers, and **26%** of family childcare providers have a second job

Employment among ECE professionals completing a statewide survey during COVID by Early Milestones showed:

- a decrease of **31.6%** in employment with only **58.6%** of staff reporting they plan to stay in the field for the next five years (higher percentages for those in Lead/Head teacher positions).
- **73%** of directors indicate that it is difficult to fill teaching positions and that it takes an average of **2.7** months to fill an opening
 - As a result, **47%** of directors indicate that they are forced to hire unqualified staff to keep classrooms open or close classrooms – serving fewer children and families



Process to date for UPK

Proposition EE passed on the CO ballot in November 2020 for Universal Preschool (*ECPAC supported*)

Legislative Session 2021 – HB1304 passed to establish a new Department of Early Childhood (*ECPAC supported*)

The Early Childhood Leadership Commission was charged to complete one year of planning to develop recommendations (*ECPAC participated in some*)

- Transformative Governance, Operations and Funding
- Special Education Service Delivery
- Innovative Data, Technology, Evaluation and Accountability
- Universal Preschool Implementation

ECPAC hosted 6 local listening session



Currently at the State

Recommendations submitted and approved by the ECLC in January 2022 and provided to Governor's office.

- Staff person appointed to support beginning steps

Budget to start the Department of Early Childhood before July 1, 2022 approved (*ECPAC supported*)

Legislative meetings have been taking place 1-2 times per week; Town Halls have been conducted monthly (*ECPAC participates*)

- Legislation drafted and introduced mid-March:
 - Moves all currently CDHS – Office of Early Childhood Programming over to new Department
 - Outlines recommendations for Universal Preschool Implementation
 - Includes other necessary legislative shifts to support UPK implementation



Currently at Local Level

ECPAC is hosting meetings with local stakeholders / providers (3 to date) to provide information and consider local implementation needs and considerations

- Data to help inform
- Collecting additional data

ECPAC met with School Districts

ECPAC met with Adams County Human Services



Coming Up

Local Coordinators for Universal Preschool



Implementation

To help address the fact that currently early childhood programs are operating in silos, and communities are not always allocating resources equitably to support local needs in the most efficient manner: **Local Coordinating Organizations (LCO)** will support local implementation.

An LCO is a community **organization or partnership** that is responsible for supporting access and equitable delivery of early childhood and family support programs and services, fostering partnerships, creating alignment, and establishing a comprehensive, locally supported plan for providing early childhood and family support programs equitably within a given community.

Implementation and Local Coordinating Organizations

The LCO is responsible for adopting a **community plan** that includes:

- **Assisting families** in applying for early childhood and family support programs (through State application process) ~ **30-60%**
- Recruiting and working with **providers** ~ **50% of 33%**
- Ensuring a **mixed delivery** system ~ **FCCH concerns**
- Increasing recruitment, retention, and compensation for the early care and education **workforce**
- Coordinating various programs and **funding streams**
- Ensuring **equitable distribution** of funding
- Ensuring **transparency** for early childhood funding

Additionally – there needs to be attention paid to implementing this without decreasing **infant/toddler** spots.



CCCAP – possible changes

- ◆ Provider rates to be examined to cover true cost of quality care vs market rate
 - Could impact funding allocation
 - Consideration of “slots” vs attendance
- ◆ Re-consider how tiered reimbursement works (currently only factor is quality) which can create inequity as those who serve more racially diverse children often receive lower funding leading to on-going lower quality
 - Re-consider how tiered parent co-pay furthers this inequity
- ◆ Eligibility across programs and simplifying parent application process and provider application process.
- ◆ Braiding and blending of funding to best support families
- ◆ Improve CHATS system –burden for all



Funding Considerations



There are several options for how an LCO/ partnership can support the distribution of preschool funds:

The LCO (organization) will **receive funding** to implement the community plan and distribute such funds directly to pre-k providers;

An LCO will designate which preschool providers should receive funding from the state, and **CDEC will distribute funds** directly to providers in accordance with the approved community plan;

An LCO can be **partnership with one organization** handling the allocation of funding in accordance with the community plan.





Child and Family Health and Well-being



ECPAC Strategic Plan

Early childhood and family services and supports are increasingly equitable, economical, and easy to access.

- ◆ Goal #3: ECPAC partners will **promote greater access to family-centered resources** that support family stability, health and well-being, through **decreasing opportunity gaps and barriers.**

~ based on 2019 ECPAC study identifying top priorities to provide services where families spent their time

~ based on 4 years of work on Child Maltreatment Prevention



Final Wrap Up on ECPAC work

Family Services

Community Resource Hub

at the Commerce City
Community Campus (C4) ~
located at South Platte
Crossings

Family Advisory Council

Resource and Referral

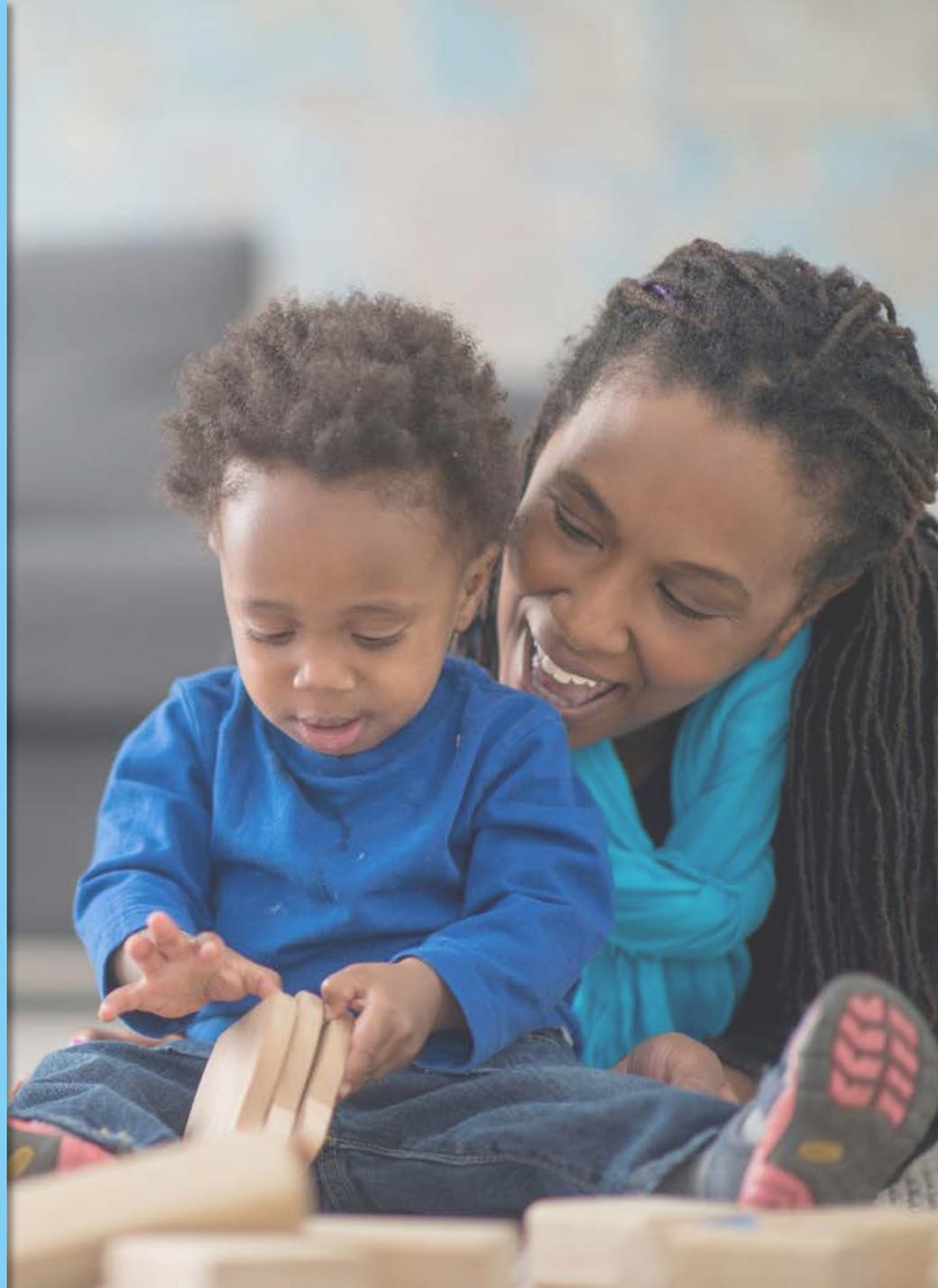
Common Referral Platform

www.childcare-adamsco.org





Questions /
Thoughts?





STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: April 12, 2022
SUBJECT: Updates to Fee Schedule
OFFICE/DEPARTMENT: Community and Economic Development
CONTACT: Jen Rutter, Planning & Development Manager; Chase Evans, Deputy Director; Jenni Hall Director
FINACIAL IMPACT: None
SUPPORT/RESOURCES REQUEST: None
DIRECTION NEEDED: Support for proposed fee schedule updates and waiver language as presented or suggest modifications.
RECOMMENDED ACTION: Direct staff to place the fee schedule updates on the Board's agenda.

DISCUSSION POINTS:

- Proposed Fee Additions
- Proposed Fee Waiver

Study Session: Updates to Fee Schedule

Community & Economic Development Department

April 12, 2022

Presented by: Jen Rutter, Planning & Development Manager



ADAMS COUNTY
COLORADO

Proposed Fee Additions

- **Special Districts**
 - Application Fee - \$500
 - 3rd Party Financial Review - \$7,500 maximum (based upon hours needed for review)
- **Change in Use Permit (Zoning)**
 - Different from a Change in Occupancy
 - No longer a building permit
 - \$100
- **Temporary Use Permit – Inert Fill**
 - Currently: \$1,000
 - Proposed: \$500
- **Oil and Gas Conceptual Review Meeting**
 - Two time slots, should be 2x fee
 - 2 x \$500 = \$1,000

Proposed Fee Waiver

- Current policy:
 - Waving of fees is not permitted without BoCC approval
- Proposed policy:
 - Director of Community & Economic Development may approve a fee waiver request to grant financial relief in the form of a complete or partial waiver of application fees associated with development applications and building permits.
 - Will need to meet one or more criteria:
 - Correct error on part of County
 - Public health, safety, welfare to be served by granting the fee waiver
 - Governmental Entity (reciprocity)
 - Quasi-Governmental Entity (i.e. school districts)
 - A Request Form will need to be submitted for evaluation



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: April 12, 2022
SUBJECT: Request from Commerce City Urban Renewal Authority (CCURA) to establish the Sand Creek Business Area within Adams County and enter into an Intergovernmental Agreement (IGA) to share Property Tax Increment Revenue
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: See discussion points below for revenue projections
SUPPORT/RESOURCES REQUEST: N/A
DIRECTION NEEDED: Direct SURRC on negotiation of the final terms of the IGA with the Commerce City Urban Renewal Authority (CCURA)
RECOMMENDED ACTION: Authorize SURRC negotiators to enter into the IGA with a 5% retention of the County's property tax increment revenue

DISCUSSION POINTS:

- Development of the Sand Creek Business Area is estimated to have financial impacts as follows:
 - Assessed value growth of base for Adams County from \$2,753 to \$3,000 during 25-year statutory period
 - Annual property tax revenue for Adams County after 25-year period expires estimated at \$1.0 million annually
 - Current Adams County sales tax of 0.75% will be retained during 25-year statutory period; there are no taxable sales on this vacant site at present, but development during this period is estimated to generate approximately \$1.0 million in new sales tax revenue for Adams County over the 25-year statutory period
 - Annual sales tax revenue for Adams County after 25-year statutory period ends is estimated to generate approximately \$60,000 annually
- SURRC and CCURA staff are proposing to share increment revenue as follows:
 - 5% of annual property tax retained by Adams County to cover administrative costs
 - 95% to CCURA for costs associated with redevelopment of a former landfill and brownfield site
- See Sand Creek Business Area Plan and Impact Report by Ricker Cunningham attached

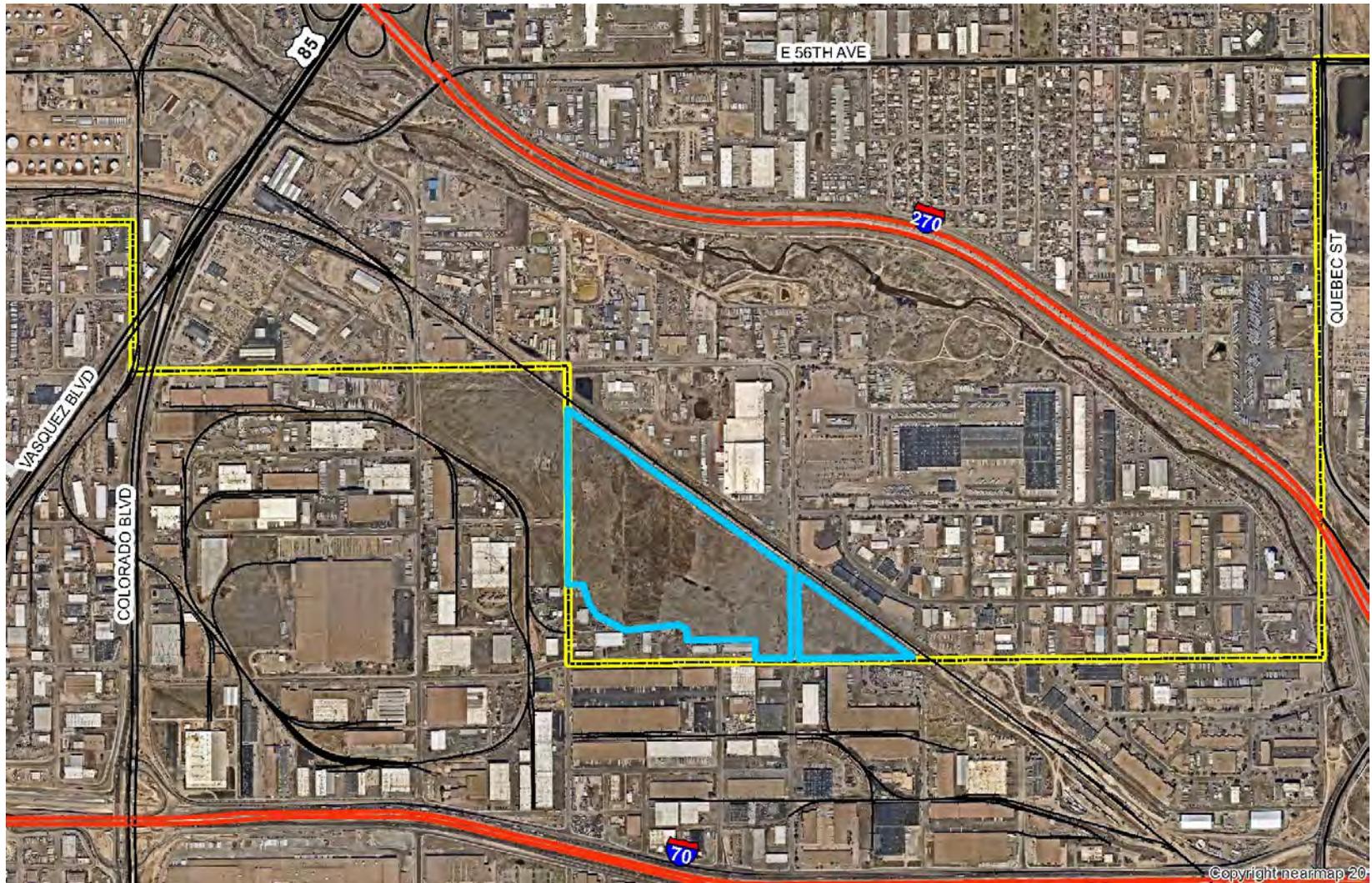
Formation of the Sand Creek Business Area Urban Renewal Plan and Tax Increment Revenue Sharing Agreement with Commerce City Urban Renewal Authority

*Joint Presentation by Adams County Standing Urban Renewal Review
Committee (SURRC) and Commerce City Urban Renewal Authority Staff*

April 12, 2022

Sand Creek Business Area

Urban Renewal Plan – approximately 65 acres, former landfill site



Purpose

The purpose of the Sand Creek Business Area Urban Renewal Plan is to reduce and remove blighting conditions adversely impacting properties and businesses in the area. In addition, it is the Authority's intention to finance, install, construct, reconstruct, and cooperate with others to complete capital improvements to infrastructure and utilities in an effort to further economic growth locally and regionally, as well as facilitate the orderly development of the community.

URA Formation Process



Per C.R.S 31-25-107:

- 1) Blight Conditions Study
 - Property conditions assessment to document if sufficient blight factors exist for the proposed geographic area
 - 10 of 11 conditions of blight met for this site
- 2) Taxing Entity Impact Statement/Reports
 - Taxing Entity Impact Statement: Outlines the anticipated revenue impacts of the proposed Urban Renewal Plan on each taxing entity
 - Prepared and shared in December 2021; included in March 21 CCURA packet
- 3) Negotiations with Taxing Entities (**Current Step of the Process**)
 - TIF negotiations with taxing entities to determine the amount of property tax increment revenue sharing that will occur
 - Per C.R.S. § 31-25-107(9.5)(a.), the statutory requirement is to complete negotiations within 120-days of notification of the City's intent to form an Urban Renewal Area (April 19, 2022)
- 4) Urban Renewal Plan
 - Addresses elimination and prevention of blight, cooperation plan to achieve the best use of land to deliver a quality environment, outline for urban renewal projects and activities, enforcement of state and local laws, implementation tools, and associated activities
 - Adopted by City Council

Blight Conditions Present:

Per Section 31-25-103(2)

1. Predominance of defective or inadequate street layout;
2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
3. Unsanitary or unsafe conditions;
4. Deterioration of site or other improvements;
5. Unusual topography or inadequate public improvements or utilities;
6. Defective or unusual conditions of title rendering the title non-marketable;
7. Existence of conditions that endanger life or property by fire or other causes;
8. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
9. Environmental contamination of buildings or property; and
10. Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

Reminder: Only 4 of 11 blight conditions must be present (5 in cases where eminent domain is used)

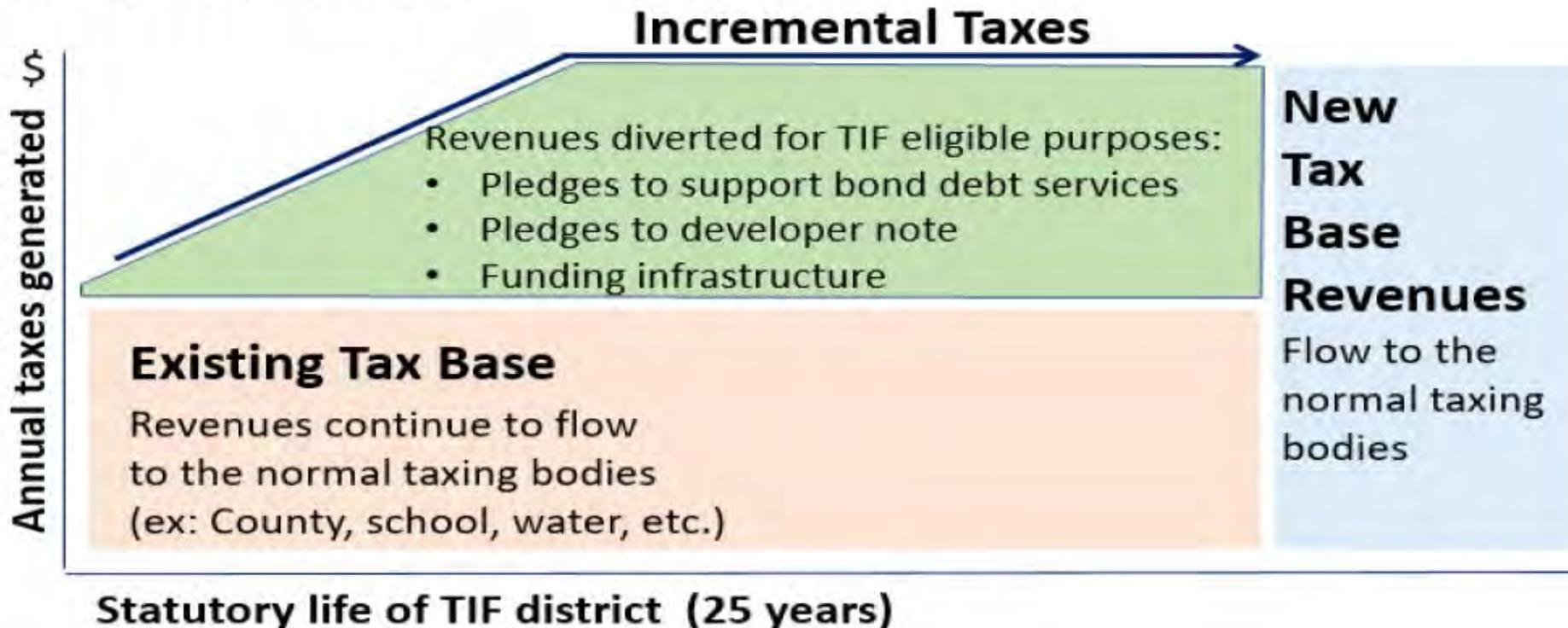
Benefits of the Sand Creek Business Area Redevelopment



- Redeveloping the site will bring many benefits to the community:
 - Remove conditions of blight that pose health, safety, and aesthetic concerns
 - Enhance community perception and character of the area
 - Provide improved public infrastructure
 - Economically beneficial to the community
 - Sustainable building that will create sustainable employment opportunities
 - Increase the value of surrounding businesses and properties
 - Attract new business to immediate and surrounding area
 - Attract new residents to the community

TIF Model

Basic TIF Model



Taxing Entity TIF Impact Estimates



Potential URA Development Program (25 years)

Employment / Logistics 840,593 square feet (6 Buildings)

	<u>Total</u>	<u>Avg. Annual</u>
Potential Municipal Sales Tax Increment from City (3.5%):	\$4.8 million	\$192,000
Potential Property Tax Increment Revenues from Districts:		
Adams County:	\$16.1 million	\$644,000
Adams County School District 14 :	\$22.8 million	\$912,000
South Adams County Fire Protection District:	\$8.8 million	\$352,000
South Adams Water and Sanitation District:	\$1.5 million	\$60,000
Rangeview Library District:	\$2.2 million	\$88,000
Mile High Flood District:	\$600 thousand	\$24,000

Note: Revenue Estimates do not reflect sharing agreements and taxing entities will continue to receive the existing tax base.

Proposed TIF Revenue Sharing Structure:

- 5% - Adams County to offset administrative costs (in addition to base)
- 95% - Commerce City Urban Renewal Authority

****Note: Impact Report projections were done at 100% increment to CCURA***

Today:

Property Tax Base	\$2,753 (annual)
County Mill Levy	26.897 mills
County Sales Tax Revenue	\$0
County Sales Tax Rate	0.75%

During 25-Year TIF Period:

*Property Tax Revenue	\$3,000 (annual) – est. \$35,000 (annual)
County Sales Tax Revenue	\$1.0 million (cumulative)

25-Year Build-Out:

Property Tax Revenue	\$1.0 million (annual)
County Sales Tax Revenue	\$60,000 (annual)

Next Steps



- April 18 - CCURA Board will consider TIF Sharing Agreements for the following entities:
 - Adams County Government – **BOCC Resolution Date of April 19**
 - Adams 14 School District
 - South Adams County Water and Sanitation District
 - Rangeview Library District
- May 2 – CCURA Board meeting to consider adoption of the Sand Creek Business Area Urban Renewal Plan
 - Board will also consider a request to enter a Redevelopment and Reimbursement Agreement to support the redevelopment project



Sand Creek Business Area Urban Renewal Plan

Commerce City, Colorado

February 2022

Prepared for:

Commerce City Urban Renewal Authority
Commerce City Council

Prepared by:

Ricker|Cunningham
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Sand Creek Business Area Urban Renewal Plan

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Appendices

Appendix A:	Excerpts from the <u>2010 C3 Vision Comprehensive Plan</u> and <u>Commerce City 2045 Comprehensive Plan Update</u>
Appendix B:	Sand Creek Business Area Urban Renewal Area Legal Description

Sand Creek Business Area Urban Renewal Plan

City of Commerce City, Colorado

1.0 Introduction

1.1 Preface

This Sand Creek Business Area Urban Renewal Plan (herein referred to as the “**Plan**” or “**Urban Renewal Plan**”) has been prepared for the City of Commerce City (herein referred to as the “**City**”) and Commerce City Urban Renewal Authority (herein referred to as the “**Authority**” or “**CCURA**”), the latter being the entity which will lead its administration and implementation pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (herein referred to as the “**Act**” or “**Law**”).

1.2 Blight Findings

Under the **Act**, an urban renewal area is a blighted area, which has been designated as appropriate for an **Urban Renewal Project**. In order for the **Authority** to exercise its powers within the area, the municipality’s board or council must find that the presence of blight, as defined by the **Act**, “constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities”.¹

The Sand Creek Business Area Conditions Survey (herein referred to as the “**Survey**”), prepared by Ricker | Cunningham in September and October 2021, and presented to the **Authority** under separate cover, demonstrates that the Sand Creek Business Area Urban Renewal Plan Area (herein referred to as the “**Area**”, “**Urban Renewal Plan Area**” or “**Sand Creek Business Area**”), qualifies as a blighted area under the **Act**. Specifically, the **Survey** concluded that ten (10) of the 11 total possible factors are present at varying degrees of intensity, but all at levels considered significantly adverse. A list of statutory factors either observed or identified, along with a characterization of the same, is presented below in Section 4.0.

¹ CO Rev Stat § 31-25-102 (2017)

1.3 Urban Renewal Area Boundaries

The **Sand Creek Business Area**, as presented in Figure 1 and set forth in Appendix B, includes 2 legal parcels comprising approximately 65 acres, as well as adjacent rights-of-way, located within the municipal borders, bounded approximately by Forest Street on the west, East 48th Avenue on the south, and the Denver Rock Island Railroad track on the north and east.

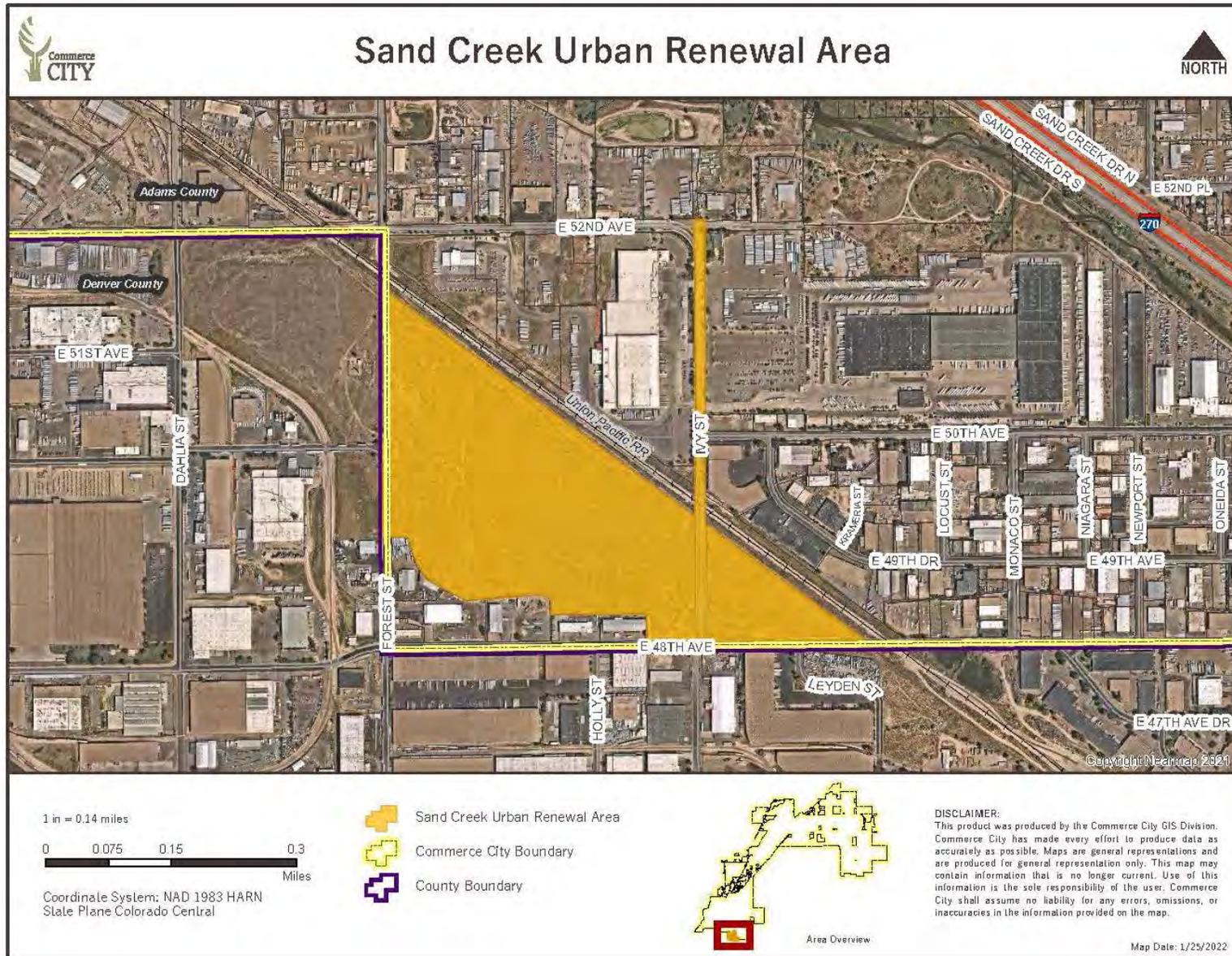
1.4 Zoning Classifications

The two properties in the Area are currently zoned **I-3 Heavy Intensity** and **AG Agricultural**. Permitted uses within these zoning classifications are provided below as identified in Article IV. of the Commerce City Land Development Code.

I-3 Heavy Intensity Industrial

- Agricultural Services;
- Horticulture and Nurseries;
- Adult Businesses;
- Animal Services;
- Antennas;
- Building Materials and Services (Retail);
- Bar, Tavern, Night Club;
- Fuel Sales;
- Funeral and Internment Services;
- Courier Services;
- Instructional Services, Studios;
- Repair Services (not vehicles);
- Vehicle/Equipment Sales and Services;
- Office Flex;
- Contractor Operations;
- Manufacturing, Chemical;
- Manufacturing, Food;
- Manufacturing, Machinery;
- Manufacturing, Metal;
- Manufacturing, Non-Metallic Mineral;
- Manufacturing, Textile;
- Manufacturing, Wood Product;
- Marijuana Uses;
- Motion Picture and Video Industry;

Figure 1: Sand Creek Business Area Urban Renewal Area Map



- Outdoor Storage;
- Printing and Publishing;
- Research and Development Services;
- Truck/Transportation Services;
- Warehousing and Distribution;
- Wholesale Establishments;
- Ambulance Service;
- Clubs and Lodges;
- Community Services;
- Public Lands, Parks and Buildings;
- Parking Garage; and
- Public Utility Storage Yard.

AG Agricultural

- Agriculture;
- Agricultural Services;
- Horticulture and Nurseries;
- Animal Services;
- Building Materials and Services (Retail);
- Funeral and Internment Services;
- Visitor Accommodations;
- Contractor Operations;
- Manufacturing, Food;
- Outdoor Storage;
- Clubs and Lodges;
- Public Lands, Parks and Buildings;
- Group Living Facilities; and
- Household Living.

1.5 Future Land Use Designations

Future land use designations are reflected in the City's Comprehensive Plan and Future Land Use Map.² The purpose of that map is to illustrate where certain land uses are encouraged within Commerce City's Planning Area over the near- and

² The Future Land Use Map and accompanying land use category descriptions reflect the types of land uses and product types, as well as character of how the community would like to see the city grow over the next several years.

long-term, and where the City would support the development of land uses and product types consistent with those designations.

The single future land use category identified in the **Area** is General Industrial, which allows for a mix of medium- and heavy-industrial uses and production. These land uses are “appropriate in the southwest sections of the Historic City and in Irondale along I-76. General industry is generally accessed off collector or arterial streets or highways and may have railroad access. Primary uses include Medium intensive and heavy industrial uses. Secondary uses include Flex space, warehousing, outdoor storage, open space, and other public uses and facilities.”³

1.6 Statutory Compliance

In compliance with the **Act**, the public hearing notice at which this Plan was considered, including its time, date, location, purpose and a general description of the **Area** covered by the **Plan**, along with the general scope of proposed urban renewal projects and undertakings appeared in the Commerce City Sentinel, the community’s designated legal newspaper of general circulation. At that hearing, the **Commerce City City Council** (herein referred to as “**City Council**”) considered the findings of blight, documented in the **Survey**, and adoption of the **Plan**. In addition, a reasonable attempt was made to provide mailing notice of the hearing to all owners of **Private Property**, business interests and residents (N/A) located within the Area, at their last-known address of record.

More than 30 days prior to the public hearing, this **Plan** and a report describing any impacts resulting from new investment in the **Area**, was submitted to the Adams County Board of Commissioners, as well as the governing bodies of other taxing entities⁴ which assess a mill levy within the **Plan Area**. Further, representatives of **CCURA** and these taxing entities met and negotiated agreements governing the sharing of the subject incremental property tax revenue, in compliance with the **Act**.

Finally, official meetings required by the **Act**, in addition to the public hearing (XXXXX), were scheduled, noticed, and conducted. Specifically, the **CCURA** considered the **Plan** on XXXXXXXX at a duly noticed meeting of the **Authority**, and the Planning Commission reviewed the **Plan** on XXXXXXXX and determined it to

³ C3 Vision Plan, Chapter 3, Page 30.

⁴ Adams County, City of Commerce City, Adams County School District 14, South Adams Fire District, South Adams Water and Sanitation District, Rangeview Library District, and Mile High Flood District.

be consistent with the 2010 C3 Comprehensive Plan.

2.0 Definitions

Capitalized and bolded terms shall have the meaning set forth herein. All capitalized and bolded terms used herein and not defined below shall have the same meaning as set forth in the **Act**.

Act – means the Urban Renewal **Law** of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended.

Authority – means the **Commerce City Urban Renewal Authority** (or **CCURA**).

Base Amount – means that portion of property taxes which are produced by the levy at the rate fixed each year by or for taxing entities upon the valuation for assessment of taxable property in a **Tax Increment Area** last certified prior to the effective date of approval of the **Plan**; and that portion of municipal sales taxes collected within the boundaries of the **Tax Increment Area** in the twelve-month period ending on the last day of the month prior to the effective date of approval of the **Plan**.

City – means the City of Commerce City.

City Council – means the **City Council** of the City of Commerce City.

Comprehensive Plan – means the 2010 C3 Vision Comprehensive Plan.

Intergovernmental Agreement – means any agreement between the **Authority** and the **City**, or any public body (the term “public body” being used in this **Plan** as defined by the **Act**) respecting action to be taken pursuant to any of the powers set forth in the **Act** or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the **Authority** under this **Plan**.

C.R.S. – means the Colorado Revised Statutes, as amended from time-to-time.

Sand Creek Business Area Tax Increment Area - means an area identified and depicted in Figure 1 as the “Sand Creek Business Area Tax Increment Area” and described in Appendix B, with boundaries concurrent with the Plan Area, which includes properties and portions of properties from which incremental property taxes in excess of the **Base Amount**, when collected, will be paid into the **Authority’s Special Fund** and used, in part, to finance the **Authority’s** activities and undertakings.

Eligible Costs – means those costs eligible to be paid or reimbursed from incremental revenues and other resources pursuant to the **Act**.

Impact Report(s) – means the Sand Creek Business Area Urban Renewal Plan – Taxing Entity Impact Reports prepared by Ricker | Cunningham, dated October, 2021 and presented to the governing bodies of other taxing entities assessing a mill levy within the **Plan Area** and **City Council** under separate cover.

Plan or Urban Renewal Plan – means this Sand Creek Business Area Urban Renewal Plan.

Plan Area or Urban Renewal Plan Area or Area – means the area identified and depicted as the “Sand Creek Business Area Urban Renewal Area” in Figure 1.

Private Property - as applied to real property, means only a fee ownership interest.

Project – (or **Urban Renewal Project**) means any and all undertakings and activities authorized in the **Plan** and the **Act** to eliminate blighted conditions and improvements including designing, developing and constructing the various public improvements and private improvements (which collectively, includes paying the costs of constructing such improvements and other costs to the extent such costs are **Eligible Costs** as allowed by the **Act**) necessary to serve the proposed **Urban Renewal Plan Area** which includes public improvements located within and outside the **Urban Renewal Plan Area**.

Redevelopment / Development Agreement – means one or more agreements between the **Authority** and developer or developers, and / or property owners or such other individuals or entities as may be determined by the **Authority**, to be necessary or desirable to carry out the purposes of this **Plan**.

Special Fund – means a fund supervised by the **Authority** and the resources of which include incremental ad valorem property and municipal sales tax revenue resulting from investment and reinvestment in the **Urban Renewal Area**.

Survey – means the Sand Creek Business Area Conditions Survey, prepared by Ricker | Cunningham, dated October, 2021 and presented to **City Council** under separate cover.

Survey Area – has the same boundary as the Sand Creek Business Area Urban Renewal Area Map, as illustrated in Figure 1.

Tax Increment – that portion of incremental revenues in excess of the **Base Amount** as set forth in Section 7.3.2 of this **Plan**, allocated to and when collected, paid into the **Special Fund**.

Tax Increment Area – means an area which includes properties and portions of properties from which incremental property taxes in excess of the **Base Amount**, when collected, will be paid into the **Authority’s Special Fund**.

Tax Increment Finance (or Financing) (TIF) - means a financing mechanism which uses future incremental revenues resulting from private investment within an established area (**Tax Increment Area**), as well as other resources obtained by the **Authority**, to fund improvements for the public benefit.

Urban Renewal Law – means the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended. See the definition of the **Act**, above.

Urban Renewal Plan or Plan – means this Sand Creek Business Urban Renewal Plan.

Urban Renewal Plan Area or Plan Area – means the Sand Creek Business Area Urban Renewal Plan Area as depicted in **Figure 1**.

Urban Renewal Project – is defined by the **Act**, but generally means an improvement, public or private that addresses the findings of blight and advances the goals of the **Plan**. See the definition of **Project**, above.

3.0 Plan Intentions

With an urban renewal designation, the **Area** will be eligible for one or more urban renewal activities and undertakings authorized by the **Act**, and implemented by the **Authority**. To this end, it is the intention of **City Council** in adopting this **Urban Renewal Plan** that the **Authority** has available to it any and all powers authorized in the **Act**, and considered necessary and appropriate to accomplish the undertakings stated herein. Because powers conferred by the **Act** include facilitating the completion of improvements for which public money may be expended, the intentions of this **Plan** are considered to be in the public interest and a necessity, such finding being a matter of legislative determination by **City Council**.

3.1 Purpose

As explained in the **Act**, the principal objective of any and all urban renewal plans is to provide the municipality with a workable program for using available resources to eliminate and prevent the development or spread of blight, and to encourage needed rehabilitation of improvements within designated locations. In doing so, it is anticipated that community priorities expressed in adopted community plans and other policy documents, will be advanced.

For this reason, the purpose of this Sand Creek Business Area Urban Renewal Plan is to reduce and remove blighting conditions adversely impacting properties and businesses in the **Area** and described in the **Survey**. In addition, particularly as it relates to the **Plan Area**, it is the **Authority's** intention to finance, install, construct, reconstruct and cooperate with others to complete capital improvements to infrastructure and utilities, in an effort to further economic growth locally and regionally, as well as facilitate the orderly development of the community. To this end, its purpose is to advance objectives expressed in the **Comprehensive Plan** (herein referred to as the 2010 C3 Vision Comprehensive Plan.) References from this and any related resources which align with these goals are presented in Appendix A.

3.2 Approach

The approach to advancing these objectives is to complete and maintain public and private improvements and infrastructure in the **Area**, use financial resources available to the **Authority** for the express purpose of the same; and to actively promote private investment and job creation. With regard to local objectives, the **Authority** intends to identify specific priorities which will effectively leverage private investment in the **Area** and ensure alignment of this **Plan** with other accepted and adopted community documents.

3.3 Implementation

While the **Authority** will be the **Plan's** principal administrator, **City Council** will authorize and oversee its efforts. Therefore, the **Authority** will work in cooperation with elected and appointed officials to prioritize capital investments in the **Area** (roadways, open spaces, greenways), in order to ensure they provide a public benefit to property owners and business interests within its boundaries, as well as throughout the community. Any new development activity in the **Area** will conform to existing municipal codes and ordinances, along with any site-specific

regulations or policies in effect at the time. Finally, while the **Act** authorizes the **Authority** to regulate land uses, establish maximum or minimum densities, and institute other building requirements in an urban renewal area; for the purpose of this **Plan**, the **Authority** anticipates the responsibility for these activities will reside with the **City**, in partnership with the **Authority**.

4.0 Blight Conditions

Before an urban renewal plan can be adopted by a municipality, the proposed urban renewal area must be determined to be “blighted” as defined in Section 31-25-103(2) of the **Act** which provides that *“in its present condition and use and, by reason of the presence of at least four of the factors (see below) in section 31-25-103 (2) (a) (or five in cases where property will be acquired by eminent domain the use of eminent domain is anticipated) substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.”* Statutory factors include:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing

accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

The general methodology used to prepare the **Survey** involved the following steps: (i) identification of parcels to be included in the **Survey Area**; (ii) collection of information about properties, infrastructure and other improvements in the **Survey Area** boundaries; (iii) investigation of conditions through field reconnaissance; (iv) review of aerial photography; (v) discussions with representatives of various public agencies and municipal departments; and (iv) recordation of identified and observed conditions listed in the **Act**.

Among the 11 qualifying factors listed above, the **Survey** showed the presence of ten (10) blight factors in the **Area** that is the subject of this **Plan**.

- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) Existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property; and
- (k5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

5.0 Plan Relationship to Community Documents

5.1 Consistency with the Comprehensive Plan

Whereas this **Plan's** purpose is to facilitate investment in the **Area** consistent with stated community's objectives, development within its boundaries will need to reflect the vision and objectives expressed in the **Comprehensive Plan**. Specifically, future investment should advance the following vision statement, along with supporting guiding principles and other references (presented in Appendix A).

2010 C3 Vision Statement

Commerce City will have a robust economy, drawing on its strength as a business-friendly city. It will have a quality natural and built environment with great neighborhoods, parks, and places in which to live, work, and play safely. The community will celebrate its culture and history, and promote conservation and stewardship of resources for present and future generations.

Guiding Principles

The following set of Guiding Principles further supports and reinforces the vision, and sets the stage for each of these Plan Elements.

1 LAND USE AND GROWTH

Grow Commerce City in a balanced and compact pattern of neighborhoods and commerce centers, where residents have access to employment, services, and shopping. Promote infill and phase new growth to avoid inefficient and costly leapfrog development.

2 ECONOMIC DEVELOPMENT

Maintain a strong employment base; help create a jobs/housing balance; define appropriate locations for a range of industry and businesses (including green businesses); and be a home for major corporations.

3 FISCAL STABILITY Continue as a fiscally stable city by fortifying revenues, while efficiently maintaining and providing services and infrastructure.

5 REDEVELOPMENT/REINVESTMENT

Promote new centers, while maintaining the integrity of existing districts by continually renewing and reinvesting.

6 TRANSPORTATION Ensure a quality community by providing efficient, effective, and varied modes of transportation that integrate and connect neighborhoods, the community, and the region.

7 SAFETY AND WELLNESS

Increase the health and well-being of residents through healthy living, access to medical facilities, and public safety and hazard planning.

8 PARKS, OPEN SPACE/RECREATION

Provide ample and well-distributed parks and recreation facilities, and a connected system of trails and open space, to provide for outdoor recreation, relaxation, and rejuvenation and to protect views.

9 FACILITIES AND INFRASTRUCTURE

Ensure adequate and efficient public facilities and infrastructure for current and future residents and businesses.

10 APPEARANCE AND DESIGN

Enhance the positive image of the city at all gateways, along corridors, and in neighborhoods and commercial districts.

11 CULTURAL/TOURISM

Become a destination for tourism and visitors, drawing people and businesses to arts, history, culture, sports, commerce, and other attractions.

12 ENVIRONMENTAL CONSERVATION/STEWARDSHIP

Increase recycling, conservation, and the use of renewable energy sources, while reducing energy and resource use overall.

Future Land Use Plan Big Ideas

The Future Land Use chapter supports the vision and goals and policies throughout the *C3 Vision Plan*. It mainly promotes the following ideas:

1. **Maintain a balanced mix of land uses** overall (i.e., residential, employment, and commercial uses) to maintain the city's high quality of life, economic prosperity, and fiscal stability.
2. **Design new neighborhoods** so that they are compact, accessible to pedestrians, and transit-supportive.
3. **Establish centers** as the primary locations for jobs, retail uses, and civic activity.
4. **Retain lands for industry** so the city will continue to have jobs and a fiscally-balanced future.
5. **Coordinate land use and transportation** to provide efficient and safe mobility and viable options for multiple modes of transportation.
6. **Provide an overall connected recreational system** of parks, trails, and open space to enhance the livability of the community.
7. **Phase growth in an orderly, compact manner** that is coordinated with the availability and funding for infrastructure and community services.

Additional intentions found in the **Comprehensive Plan** that influenced elements of this **Plan** are also presented in Appendix A. Note: While most are posed verbatim, others are reworded or paraphrased for clarification.

6.0 Authorized Authority Undertakings and Activities

Whereas the **Act** allows for a wide range of activities to be used in furtherance of an urban renewal plan, in this context, the **Authority** intends to complete public improvements and provide financial assistance in partnership with the **City**, to affected property owners and other parties with an interest in the **Area**. To this end, cooperative arrangements will be an essential element of the **Authority's** approach to eliminating and preventing the spread of blighting conditions within its boundaries, along with those powers described in the discussion that follows.

6.1 Prepare and Modify Plans for the Area

The **Authority** may work with public bodies, and retain consultants and other advisors, to assist with the planning of properties in connection with **Urban Renewal Projects** and other undertakings in the **Area**. In addition, the **Authority** may propose, and **City Council** may make, modifications to this **Plan**, provided they are consistent with adopted community plans and any subsequent updates, as well as compliant with the process set forth in the **Act**. The **Authority** may also, in specific cases, allow non-substantive variations from the provisions of this **Plan**, if it determines that a literal enforcement would constitute an unreasonable limitation beyond the intent and purpose stated therein.

6.2 Complete Public Improvements and Facilities

The **Authority** may, or may cooperate with others to, finance, install, construct and reconstruct public improvements considered **Eligible Costs** as per the **Act**, and necessary to promote the objectives of this **Plan**. Whereas public improvements should, whenever possible, stimulate desired private sector investment, it is the intent of this **Plan** that the combination of public and private investment that occurs in the **Area** will benefit properties within its boundaries, as well as those in the community at-large. Priority improvements identified as necessary include completion and expansion of infrastructure and utilities; as well as, vehicular and non-vehicular roadway enhancements.

As explained in Section 4.0, ten (10) of the 11 qualifying conditions of blight as defined in Section 31-25-103(2) of the **Act**, are evident in the **Area**. As the **Plan's**

administrator, the **Authority** will seek to most effectively leverage available resources in the furtherance of desired private investment, while also eliminating the spread of those blighting conditions described in the **Survey**. To this end, the **Authority** may assist in the financing and / or construction of certain improvements, to the extent authorized by the **Act** and required to accommodate development and redevelopment for the benefit of the public. Examples of these improvements include, but are not limited to, the following:

- (b) **Predominance of defective or inadequate street layout** – construction of new roadways and accommodations within existing roadways such as curbs, gutters, driveways, sidewalks, lighting, bicycle lanes, and others, in order to ensure safe vehicular and non-vehicular mobility within the **Area**;
- (c) **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness** – completion of the infrastructure improvements identified under (b) above; and assistance with property assemblages where necessary, in an effort to improve property utilization in the **Area**;
- (d) **Unsanitary or unsafe conditions** – completion of improvements known to increase the safety of users of properties in the **Area**, including adequate fencing around industrial operations;
- (e) **Deterioration of site or other improvements** – assistance with site improvements within properties adversely impacted from neglect and a lack of proper maintenance;
- (f) **Unusual topography or inadequate public improvements or utilities** – completion of, or assist with, financing capital improvements in the **Area**, including those identified in **City**-adopted and accepted plans and reports deemed to limit the economic feasibility of desired investment;
- (g) **Defective or unusual conditions of title rendering the title nonmarketable** -- mitigation of impacts to property owners and business operations from easements and mineral extraction;
- (h) **Existence of conditions that endanger life or property by fire or other causes** –complete infrastructure intended to protect people and property including fire protection equipment, as well as water facilities to ensure adequate water flow and capacity for fire protection purposes;
- (i) **Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities** – extraordinary costs associated with development on landfill site;

- (j) **Environmental contamination of buildings or property** – make available resources to remove or mitigate contaminants from the ground and “ready” affected parcels for development; and
- (k5) **Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements** – assist with property assemblages, and development | redevelopment initiatives considered meritorious and consistent with the vision expressed herein.

In addition to completing improvements, the **Authority** may also participate in activities including building and site demolition when those activities are required by existing **Development** or **Intergovernmental Agreements**; or when they are required to eliminate unhealthy, unsanitary, and unsafe conditions, or obsolete uses deemed detrimental to the public welfare.

6.3 **Acquire and Dispose of Property**

The **Authority** may sell, lease or otherwise transfer real property or any interest therein acquired by it, as part of an **Urban Renewal Project**, in accordance with the **Plan**. The **Act** further allows for the acquisition of property or interest in property by condemnation in a manner provided by the laws of Colorado for the exercise of eminent domain by any other public body. While this **Plan** encourages properties to be acquired through arms-length transactions, it authorizes the use of eminent domain by the **Authority**.

Upon its acquisition, and prior to its disposal, the **Authority** may temporarily operate, manage and maintain property if deemed in the best interest of the **Urban Renewal Project** and **Plan**. It may also set aside, dedicate and transfer properties to public bodies for public uses in accordance with the **Plan**, with or without compensation.

6.4 **Enter Into Agreements**

The **Authority** may enter into **Redevelopment and Development Agreements**, and contracts, with developers, property owners, individuals and other entities determined to be necessary to carry out the purposes of the **Plan**. Such **Agreements**, or other contracts, may contain terms and provisions deemed necessary or appropriate for the purpose of undertaking contemplated activities, and remain in full force and effect, unless all parties to such **Agreements** agree otherwise.

In accordance with the **Act**, the **Authority** may also enter into one or more **Intergovernmental Agreements** with lawful entities for the purpose of financing, installing, constructing and/or reconstructing improvements considered eligible and necessary for implementation of the **Plan**. In addition, it may, but is not required to, contract with either the **City** or other organization, for administrative support of the **Authority** and its staff, including the distribution of financial resources.

6.5 Adopt Standards

The **Authority** may work with public bodies, and retain consultants and other advisors to assist with zoning and rezoning properties in the **Urban Renewal Area**. However, while the **Act** allows for the adoption of standards and other requirements applicable to projects undertaken in an urban renewal area, in the context of this **Plan**, it is the **Authority's** intention that these activities will be conducted in cooperation with the **City**. Further, it is also the intent of the **Authority** that all development in the **Area** meet or exceed applicable rules, regulations, policies, other requirements, and standards of the **City** and any other governmental entity with jurisdiction.

6.6 Provide Relocation Assistance

While this **Plan** does not anticipate individuals, families or business concerns will require relocation due to the acquisition of real property, if such a relocation becomes necessary, the **Authority** will adopt a relocation plan in conformance with the **Act**.

6.7 Incur and Issue Debt

This **Plan** authorizes the **Authority** to borrow money and apply for and accept advances, loans, grants and contributions from all lending sources, private and public, for purposes identified in the **Plan** and as authorized by the **Act**. The **Authority** may also loan or make monetary resources available to undertakings and activities deemed meritorious and consistent with the **Plan**. These resources may be derived through any and all methods authorized by the **Act**, including the issuance of bonds to finance activities and operations of the **Authority** as defined in 31-25-109 of the **Act**.

The **Authority** may assist a private developer or related entity or owner undertaking a loan with a pledge of any income, proceeds, revenues or funds of

the **Authority** derived in connection with its undertakings and activities including grants or contributions of funds.

6.8 Create Tax Increment Areas

As allowed for in Section 31-25-107 of the **Act**, this **Plan** allows for the collection of incremental property taxes otherwise designated to public bodies, levied on taxable property in the **Area**; and municipal sales taxes, both in excess of the **Base Amount** when collected and deposited in a **Special Fund** of the **Authority**, for a period not to exceed twenty-five (25) years after the effective date of the **Plan**, once approved, for the furtherance of its activities and undertakings.

6.9 Share Tax Increment

The **Authority** may enter into agreements with public bodies within the **Urban Renewal Area** for any purpose authorized or contemplated by the **Act**, including but not limited to an agreement to share **Tax Increment** derived from the levy of any public body that is a party to such agreement.

7.0 Project Financing

7.1 Public Investment Objective

A critical component of any urban renewal initiative is participation by both the public and private sectors since no one entity typically has sufficient resources to overcome the financial hurdles frequently resulting from inadequate infrastructure or adverse conditions. To this end, effective leveraging of funds from multiple sources will be essential to sustain initiatives to complete public improvements and attract job-generating developments in the **Area**; as will support in the form of policy, regulating, and design support from the **City** and other advocacy partners.

7.2 Financial Mechanisms

As explained above in Sections 6.7 and 6.8, the **Authority** may finance its undertakings pursuant to the **Plan** by any method authorized under the **Act**, or any other applicable law. In addition to incremental tax revenues, possible other financing vehicles include, without limitation, the issuance of notes, bonds, certificates of indebtedness, or other obligation lawfully created as defined in the **Act**. The **Authority** may also borrow funds, access federal and state loans or

grants, and earn interest income; as well as enter into reimbursement or annual appropriation agreements with public or private entities, or any other lawful source, the principal, interest, costs and fees of which are paid for with available funds of the **Authority**.

7.3 Incremental Revenues

It is the intent of **City Council** in approving this **Plan** that incremental property tax revenues will be the primary funding source for **Eligible Costs** and priority improvements in the **Area** by the **Authority**. As such, the **Authority** may irrevocably pledge these funds to pay the principal of, and interest on, any other premiums due in connection with the bonds, loans, or advances to, or indebtedness incurred (whether funded, refunded, assumed, or otherwise), by the **Authority**, for financing or refinancing in whole or in part, all undertakings and activities authorized by the **Act**, except:

- (a) Any offsets collected by the County Treasurer for return of overpayments or any funds reserved by the **Authority** for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), C.R.S.; or
- (b) Any reasonable (as determined by the **Authority**) set-asides or reserves of incremental taxes paid to the **Authority** for payment of expenses associated with administering the **Plan**.

Unless and until the total valuation for assessment of taxable property in the **Tax Increment Area** exceeds the base valuation, all taxes levied upon taxable property in the **Area** shall be paid into the funds of the respective public bodies. Also, when such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith have been paid, all remaining taxes upon the same taxable property shall be paid to the respective public bodies.

While this Sand Creek Business Area Urban Renewal Plan contemplates the use of incremental property tax revenues, **City Council** may also allocate municipal sales tax increments. As such, the use of incremental sales tax revenue is hereby authorized pursuant to Section 31-25-107 (9), C.R.S., which is by this reference incorporated herein as if set forth in its entirety; however, any such pledge of sales tax increment by the **Authority** in a **Development** or **Redevelopment Agreement** shall not be authorized until a separate **Intergovernmental Agreement** between the **Authority** and **City** setting forth the allocation of incremental sales taxes between the **City** and **Project** is established. The approval of such

Intergovernmental Agreement by the **City** and **Authority** will not constitute a substantial modification, nor will the addition of a new activity or undertaking. Finally, approval of such an **Intergovernmental Agreement** will not extend this **Plan** or the duration of a specific **Urban Renewal Project** in the **Area** which is presently twenty-five (25) years after the effective date of the **Plan's** adoption, which authorized and created the **Tax Increment Area**, regardless of when such **Intergovernmental Agreement** may be approved.

7.3.1 Sand Creek Business Area Tax Increment Area

As described in Section 6.8, the **Tax Increment Area** is the only tax increment area within the **Urban Renewal Area** as the boundaries of each are one and the same. In the event **City Council** desires to expand the **Tax Increment Area**, the **Urban Renewal Area** will also have to be expanded and the **Plan** must be amended pursuant to the **Act**.

7.4 Other Financing Mechanisms and Structures

As explained above, this Sand Creek Business Area Urban Renewal Plan intends to provide for the use of incremental revenues as a tool to facilitate investment and reinvestment in the **Area**. However, whereas the **Authority** is authorized to finance implementation of the **Plan** by any method authorized in the **Act**, it is committed to making a variety of strategies and mechanisms available, including those that may be used independently or in various combinations, as may be necessary to further stated objectives. Given the obvious and well-documented obstacles associated with development in this, and similar challenging environments, the **Authority** recognizes that it will be imperative that solutions and resources be put in place which are comprehensive, flexible and creative.

7.5 Agricultural Land

The **Area** includes **Agricultural Land**. In accordance with Section 31-25-107(c)(II)(D) of the **Act**, each public body that levies an ad valorem property tax on the **Agricultural Land** has agreed in writing to the inclusion of the **Agricultural Land** within the **Area**.

7.6 Compliance with Section 31-25-107(9.5) (a) of the Act

As required by Section 31-25-107(9.5)(a) of the **Act**, the **Authority** either waived or entered into an **Intergovernmental Agreement** with each taxing entity that levies ad valorem property taxes within the **Area**. The **Intergovernmental Agreements** set out the terms and conditions governing the sharing of incremental property tax revenue within the **Area** and address impacts, if any, on the services or revenues of any taxing entity associated solely with this **Plan**. The terms of the **Intergovernmental Agreements** are summarized in Table 1.

Table 1: Summary of Taxing Entity Intergovernmental Agreements

8.0 Severability

If any portion of this **Plan** is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the **Plan**. Further, if there is any conflict between the **Act** and this **Plan**, the provisions of the **Act** shall prevail, and the language in the **Plan** will automatically be deemed to conform to the statute.

Sand Creek Business Area Urban Renewal Plan

City of Commerce City, Colorado

Appendix A:

Excerpts from the 2020 C3 Vision Comprehensive Plan and the Commerce City 2045 Comprehensive Plan Update (currently in process)

2010 C3 Vision Comprehensive Plan

Components of the [2010 C3 Comprehensive Plan](#) that investment in the **Urban Renewal Area** will support and advance are as follows.

Section 4 – Land Use and Growth: Strategic Planning Areas

The *C3 Vision Plan* addresses Commerce City's physical structure and layout through five Strategic Planning Areas. These five areas include:

1. Historic City,
2. Irondale,
3. Northern Range,
4. E-470 Influence Area, and
5. DIA North.

The Plan includes the five Strategic Planning Areas, because of the expansive size of the city and different needs within each area, and to avoid a “one-size-fits all” approach to planning the city. The vastly diverse city contains it all: older established neighborhoods, heavy industrial areas, new residential neighborhoods, and vacant lands near DIA.

The **Urban Renewal Area** is located within the Historic City Strategic Planning Area. The Historic City is located in the southernmost part of the city and contains eight distinct focus areas. This part of the community is the oldest, in terms of growth and development, and also contains the greatest concentration of original industry and residences within the community. Its boundaries are from the South Platte River to the Wildlife Refuge and from approximately East 80th Avenue south to the border with Denver. The Tiffany Focus Area includes the **Urban Renewal Area**.

The Tiffany Focus Area, located south of East 56th Avenue, is a mix of industrial and residential activities, and is named for the Tiffany Subdivision (1952). Other platted subdivisions in this area are Value (1951) and Kemp (1948). The housing was built before the city's incorporation and before construction of I-270, and is of generally lesser quality due to lax enforcement of Adams County building codes at the time. The area incorporated in 1962.

Construction of I-270 in 1970 resulted in properties along I-270 being zoned for industrial use. Over time, industry began to displace residential, and zone changes occurred from residential to industrial and vice versa throughout the 1980s and 1990s, adding to the confusion and uncertainty of the area. The area has long-standing challenges, including lack of public amenities (e.g., schools, large parks), small lots, image issues, and conflicts between industrial and residential uses.

Tiffany Area policy direction

- Focus primarily on jobs and business opportunities;
- Improve the quality of development and the appearance of the area through design and landscaping standards, property upkeep, and code enforcement;
- Work with the Colorado Department of Transportation (CDOT) and private owners to improve the appearance of the I-270 corridor near this area;
- Extend Holly Street across I-270 between East 52nd and 56th Avenues; and
- Improve I-270.

Section 5 – Economic Development

Guiding Principle: Maintain a strong employment base; help create a jobs/housing balance; define appropriate locations for a range of industry and businesses (including green businesses); and be a home for major corporations.

Economic Development Goals

1. Economic diversification;
2. Retaining and increasing a strong employment base;
3. Reserving land for commercial development and employment; and
4. Attracting quality retailers.

Economic Development Policies**ED 1.2—Recruitment of Businesses**

The city will aggressively recruit businesses within identified targeted industries (as identified through the *Economic Development Strategic Plan*). They are currently identified as the following:

1. Advanced Manufacturing
2. Logistics and Distribution
3. Business and Professional Services
4. Retail/Hospitality/Leisure
5. DIA Technology

ED 2.3—Strengthen Employment Land Base

Retain and strengthen the industrial base in the Historic City and Irondale Areas.

ED 3.3—Ensure Availability of Industrial Land and Buildings

In accordance with the Future Land Use Plan, monitor and maintain the amount of land zoned for office/flex, technology, and industrial uses, and limit or restrict rezoning of industrial land to residential, to preserve these areas for existing or new business and industry.

Section 8 –Redevelopment and Reinvestment

Guiding Principle: Promote new centers while maintaining the integrity of existing districts by continually renewing and reinvesting in them.

Redevelopment and Reinvestment Goals

1. Increasing focus on infill and redevelopment;
2. Strengthening viability of targeted areas through redevelopment; and
3. Strengthening existing neighborhoods with renewal efforts.

Redevelopment and Reinvestment Policies

RR 1.1—Historic City and Irondale Infill

The city will promote high-quality infill through incentives and infrastructure improvements on vacant properties in the Historic City and Irondale.

RR 2.1—Historic City Industry Retained

Allow light industry, warehousing, flex, office, and community-serving retail; support but do not expand residential uses in existing industrial areas including:

- Historic City (Southern Industrial Focus Area, Tiffany, areas of Adams City, areas of Fairfax/Dupont, and Clermont).
- Irondale (Irondale Focus Area, with few exceptions, Industrial Enclave, and South Platte Valley).

RR 2a Urban Renewal Area (URA) Tools

- Expand application of Urban Renewal Areas (URAs) to achieve redevelopment goals, including existing URAs (Prairie Gateway, Derby, and US 85), and potential new URAs (e.g., FasTracks area).
- Explore creative funding applications for redevelopment, such as Tax Increment Financing, expanding on funding tools permitted through URAs. Consider establishing a separate URA board to oversee/develop additional policies, guidelines, and plans for each area.

RR 2b Quasi-Public Urban Renewal Entity

- Explore feasibility of a non-profit, quasi-public entity to oversee infill and redevelopment in neighborhoods that could purchase and rehabilitate structures, or consolidate and sell properties.

RR 2f Monitor Redevelopment Sites

- Monitor economic strength of redevelopment sites. Develop plans for public improvements needed to support each area. Prioritize investment (streets, sidewalks, lighting, signage, and infrastructure) for priority redevelopment sites.

Commerce City 2045 Comprehensive Plan Update

The City of Commerce City embarked on an update to the Comprehensive Plan in January 2021. While the planning process will not be completed until 2022, there are components of this [Commerce City 2045 Comprehensive Plan Update](#) that investment in the **Urban Renewal Area** could support and advance.

Citizen's Advisory Committee

The following are top issues and concerns within Commerce City discussed by CAC participants:

The City's Center

- There is a lack of vibrant, public community space within the downtown for people to gather, spend time, and frequent businesses.
- There is a concern for displacement in the core of Commerce City as people from surrounding communities look to buy out homes within the City. Relatedly, it was noted that urban sprawl, similar to what Denver experienced, should be prevented.
- There is a need for new cultural amenities, such as a theater, in the downtown that can be accessed by residents in both the north and south side of the City.

Balanced Growth and Investment

- As the north side has experienced residential growth, there is a need to balance that growth with commercial, industrial, and affordable residential development. Simultaneously, there is a need to improve infrastructure, such as increasing east-west routes, which currently are often hindered by retail traffic on the City's railroads. Accessibility both on the north and south side was noted as important for growth and to support new residents.
- As the south side contains older structures and is facing divestment, there is a need to increase investment in the area and connect it with the north. It was noted that new amenities, such as a quality community library, should be provided in the south. However, the concern was raised that new amenities have the potential to negatively affect existing residents and increase gentrification.

Staff Working Group

The following are top issues and concerns within Commerce City discussed by City Staff:

Growth

- There is a need for a balanced growth approach in the City between residential, industrial, commercial, and civic uses.
- There is a need to ensure infrastructure is improved to accommodate rapid growth, especially in the north. Transportation and sewer infrastructure was highlighted in particular.

- There is a need to partner with private developers to ensure they work towards the City's goals and can responsibly finance their projects.
- There is a desire to redefine future redevelopment in the City's core with attention to preventing gentrification. This includes determining how to encourage such from a high-level policy level down to the site-specific plan review process.

North vs. South

- There is concern over the divide between north and south Commerce City. The south was noted to be surrounded by industrial uses and has a lower-income income population than the north. It was also noted to have an antiquated housing stock and obsolete industrial uses in need of redevelopment.
- There is a concern over competing priorities with limited resources, including providing new improvements in the north while supporting redevelopment in the south. It was noted that the south side's projects tend to be more financially burdensome and that the City needs to ensure it can fund improvements over time in a fiscally sound manner.
- There is a need for a common vision for the City.

Technical Advisory Committee (TAC)

The following are top issues and concerns within Commerce City discussed by the TAC:

Growth

- There is concern over the amount and pace of growth that continues to occur within the City.
- There is a need to ensure the City's "community feel" is maintained with planned growth. This includes proper enforcement of the municipal code.
- There is concern over development to the west of Denver International Airport (DIA) regarding air traffic noise and pathway impacts.
- There is a need to address the regional forecast of declining growth rates and a changing demographic with an aging population.

Coordination & Partnerships

- There is an opportunity to improve coordination between the City and South Adams County Water and Sanitation District, which are separate governmental entities, such as through redevelopment projects.
- There is an opportunity to increase partnerships and collaboration with Adams County to address ongoing growth.

City Officials

The following are top issues and concerns within Commerce City discussed by City Officials:

Economic Development

- There is a desire to diversify Commerce City's industries without relying on the oil and gas industry, as well as to prepare the local economy for the future. At the same time, it was noted that the City must not deny its existing economic assets, such as its significant transportation and trucking industry. Opportunities to enhance its local industries for the future were discussed, such as educational opportunities to train the local workforce to work EV trucks.
- There is a desire to attract new retailers, while some noted that brick and mortar retail is rapidly changing so it should not be the City's only focus. It was noted that currently, potential businesses have a poorer perception of Commerce City compared to residents, and there is a need to change this perception to attract new businesses.
- There is a desire to develop the Core City as an attractive place that reflects all of Commerce City and draws large crowds to its restaurants, businesses, retail, art, culture. There was also discussion of developing a new "downtown" in the South to draw people to the area with retail options and attractions.
- There is a desire to increase business retention, such as by focusing on short term business growth strategies and examining which businesses are growing successfully in the community today.

PRG Board Meeting

What are the most important issues or concerns facing Commerce City?

1. Residential growth is impacting existing amenities / infrastructure – schools, parks, traffic
2. Disconnect between North and South
3. 120th Ave is busy – Walkable access to Bison Ridge is lacking right now
4. Commercial retail in the north part of the city is lacking
5. Lack of pedestrian and bike trails. – Connectivity to regional trails
6. School capacity is overwhelming
7. Property taxes are high and people are leaving town.
8. Transportation Projects. How can we improve them?
9. Hwy 85 – CDOT Projects – make sure to add pedestrian connectivity
10. How to communicate better with city residents? Particularly during public hearings
11. Ways to disseminate information in an easier and faster way.

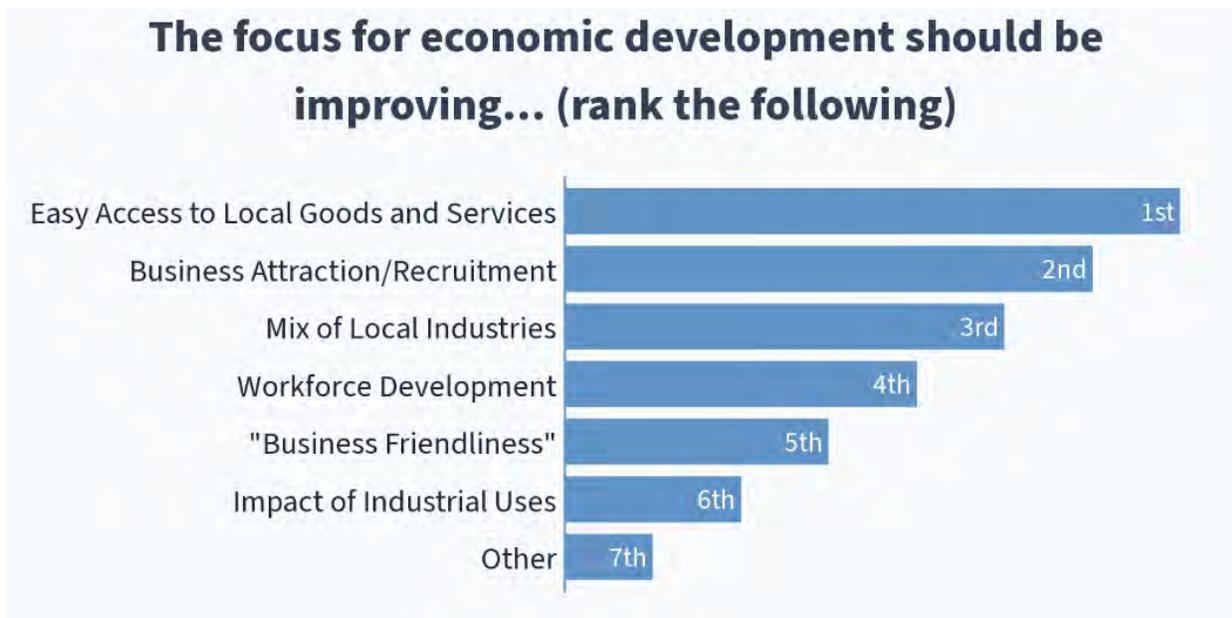
Community Workshop Series

Economic Development

- Lack of retail (e.g., east side of Highway 85) Need to increase access to local goods and services
- The desire for dine-in restaurants
- Need for greater diversity in commercial businesses in the North o Many existing businesses are chain stores

- A desire for big-box/regional stores (e.g., shopping mall)
- Lack of mom-and-pop shops
- Need for more office development o Currently, the City relies heavily on industrial businesses while missing opportunities for office space
- Opportunity to provide matching fund grants to encourage local businesses in Core City to beautify their businesses
- Need to create a workforce development center for white-collar jobs
- Need to diversify and expand job opportunities
- Need to diversify the City's tax base (such as with additional commercial) to increase municipal funding
- Desire to reduce industrial uses and promote more retail, grocery, restaurants, and entertainment options
- Desire to develop a Downtown area with local shops and family-friendly public spaces for community events

Polling Question



Sand Creek Business Area Urban Renewal Plan

City of Commerce City, Colorado

Appendix B:

Sand Creek Business Area Urban Renewal Area Legal Description

**PROPERTY DESCRIPTION
OF A PORTION OF THE FORMER 48TH AND HOLLY LANDFILL**

A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF, OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, THE SOUTHWEST ONE-QUARTER OF SECTION 17, AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, AND THE CITY AND COUNTY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARING: ARE PER THE COMMERCE CITY CONTROL DIAGRAM HORIZONTAL AND VERTICAL CONTROL MONUMENTS, SHEET NOS. 1 - 7, DATED 8/4/1999. RECORDED AT ADAMS COUNTY SURVEY RECORDS BOOK 1, PAGE 3776. BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 3 SOUTH RANGE 67 WEST BEING MONUMENTED ON THE WEST BY A 3 ¼" ALUMINUM CAP – LS # 27011 AND LS # 17488; BEARING SOUTH 89° 15' 42" WEST 2647.20 FEET.

COMMENCING AT THE NORTHWEST CORNER OF EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18 ALSO BEING THE BOUNDARY LINE BETWEEN THE CITY AND COUNTY OF DENVER AND THE CITY OF COMMERCE CITY;

THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST HALF OF SOUTHEAST ONE-QUARTER OF SOUTH 00° 12' 59" EAST A DISTANCE OF 388.60 FEET; TO A POINT 75.00 FEET SOUTHWEST FROM THE CENTERLINE OF THE COLORADO AND EASTERN RAILROAD; ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00° 12' 59" EAST 960.46 FEET TO A POINT ON THE EAST LINE OF FOREST STREET ALSO BEING A POINT ON THE BOUNDARY BETWEEN THE CITY OF COMMERCE CITY AND THE CITY AND COUNTY OF DENVER AND THE NORTHEAST CORNER OF BURLINGTON INDUSTRIAL PARK CITY AND COUNTY OF DENVER CLERK AND RECORDERS OFFICE BOOK 27 PAGE 94;

THENCE SOUTH 89° 47' 27" WEST 30.00 FEET TO THE EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF FOREST STREET OF SAID PLAT;

THENCE SOUTH 00° 12' 59" EAST 593.24 FEET ALONG SAID LINE THAT IS PARALLEL WITH 30.00 FEET WEST OF THE EAST RIGHT-OF-WAY LINE TO A POINT ON SAID RIGHT-OF-WAY;

THENCE NORTH 89° 47' 27" EAST 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF FOREST STREET OF SAID PLAT AND A POINT ON THE CITY LIMITS OF COMMERCE CITY;

THENCE CONTINUING NORTH 89° 47' 27" EAST 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF FOREST STREET ALSO BEING THE NORTHWEST CORNER OF LOT 1, CHEVRON U.S.A. 3 SUBDIVISION ADAMS COUNTY CLERK AND RECORDERS OFFICE RECEPTION NO. 2019000068881;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING COURSES AND DISTANCES;

THENCE NORTH 89° 47' 27" EAST 99.37 FEET;

THENCE SOUTH 17° 37' 15" EAST 177.03 FEET;

THENCE SOUTH 34° 00' 09" EAST 120.04 FEET;

THENCE SOUTH 61° 17' 03" EAST 280.38 FEET;

THENCE NORTH 84° 27' 03" EAST 134.77 FEET;

TO THE NORTHWEST CORNER OF LOT 3 CHEVRON U.S.A. SUBDIVISION 2ND FILING ADAMS COUNTY CLERK AND RECORDERS OFFICE RECEPTION NO. B1260334;

THENCE ALONG THE BOUNDARY SAID SUBDIVISION NORTH 84° 27' 03" EAST 335.43 FEET;

THENCE SOUTH 63° 04' 51" EAST 81.44 FEET;

THENCE SOUTH 00° 39' 45" EAST 96.54 FEET;

THENCE DEPARTING THE EAST LINE OF SAID SUBDIVISION ALONG THE NORTH LINE OF A PARCEL OF LAND RECEPTION NO. 2020000002464, ALSO KNOWN AS 5505 EAST 48TH AVENUE NORTH 89° 15' 42" EAST 300.00 FEET TO THE NORTHWEST CORNER OF A PARCEL INSTRUMENT NO. 2015000048551 ALSO KNOWN AS 5607 E 48TH AVENUE;

THENCE NORTH 89° 28' 47" EAST 300.00 FEET ALONG THE NORTH LINE OF SAID PARCEL;

THENCE ALONG THE EAST LINE OF SAID PARCEL SOUTH 00° 31' 13" EAST 200.00 FEET TO THE SOUTH LINE OF SOUTH WEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 67 WEST ALSO BEING A POINT ON THE CITY LIMIT LINE BETWEEN THE CITY AND COUNTY OF DENVER AND THE CITY OF COMMERCE CITY;

THENCE SOUTH 00° 31' 34" EAST 40.00 FEET TO THE SOUTH LINE OF EAST 48TH AVENUE PER CITY AND COUNTY OF DENVER BOOK 8952 PAGE 184-185;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF EAST 48TH AVENUE NORTH 89° 28' 27" EAST 1374.84 FEET TO A POINT;

THENCE NORTH 00° 31' 33" WEST 40.00 FEET TO THE BOUNDARY BETWEEN THE CITY OF COMMERCE CITY AND THE CITY AND COUNTY OF DENVER;

THENCE NORTH 00° 31' 33" WEST 30.00 FEET TO THE INTERSECTION OF THE UNION PACIFIC RAILROAD COMPANY PROPERTY DESCRIBED IN RECEPTION NO. 2004000919990 SAID POINT BEING 75.00 FEET SOUTHWEST OF FROM THE CENTERLINE OF THE COLORADO AND EASTERN RAILROAD;

THENCE ALONG SAID SOUTHWEST PROPERTY LINE NORTH 53° 59' 15" WEST 1239.71 FEET TO THE EAST RIGHT OF WAY EASEMENT LINE OF HOLLY STREET PER ADAMS COUNTY CLERK AND RECORDERS RECEPTION NO. 791201, BOOK 1308 PAGE 392;

THENCE NORTH 00° 15' 33" WEST 186.42 FEET TO THE NORTHEAST RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD PROPERTY PER ADAMS COUNTY CLERK AND RECORDERS RECEPTION NO. 2004000919990; ALSO BEING THE SOUTHWEST CORNER OF LOT 42, BLOCK 1, STAPLETON FIELD INDUSTRIAL PARK RECEPTION NO. 636695 FILE 11 MAP 20;

THENCE NORTH 00° 15' 33" WEST 316.28 FEET ALONG THE EAST RIGHT OF WAY LINE OF IVY STREET BEING 30.00 FEET EAST OF THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO A POINT;

THENCE CONTINUING ALONG THE EXTENDED EAST RIGHT-OF-WAY-LINE OF IVY STREET NORTH 00° 15' 33" WEST 54.96 FEET THE NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO A POINT;

THENCE NORTH 89° 34' 32" EAST 8.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF IVY STREET EXTENDED FROM THE NORTH;

THENCE NORTH 00° 15' 33" WEST 49.88 TO A POINT 38.00 FEET EAST OF THE EAST LINE OF WEST ONE HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 PER RIGHT-OF-WAY DEED BOOK 2440 PAGE 647;

THENCE NORTH 00° 15' 33" WEST 81.79 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 1, DENADO SUBDIVISION FILING NO. 3 RECEPTION NO. 1987020786773 FILE 16 MAP 687;

THENCE SOUTH 89° 34' 33" WEST 3.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT TO THE EAST RIGHT-OF-WAY LINE OF IVY STREET SAID POINT BEING 35.00 FEET EAST OF THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE NORTH 00° 15' 33" WEST 1121.92 FEET ALONG SAID EAST LINE EAST LINE OF SAID LOT;

THENCE ALONG THE WEST LINE OF IVY STREET RIGHT-OF-WAY EXTENDED TO THE EAST WEST CENTERLINE OF SECTION 17 TOWNSHIP 3 SOUTH RANGE 67 WEST NORTH 00° 15' 33" WEST 69.82 FEET;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF IVY ST EXTENDED TO THE NORTH RIGHT-OF-WAY LINE OF EAST 52ND AVENUE AND THE SOUTH LINE OF IVY PARK SUBDIVISION FILING NO. 2 RECEPTION NO. 2003031213049, FILE 18 MAP 954, NORTH 00° 15' 33" WEST 30.00 FEET;

THENCE ALONG THE NORTH LINE OF EAST 52ND AVENUE SOUTH 89° 25' 00" WEST 45.32 FEET;

THENCE NORTH 00° 15' 33" WEST 5.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E 52ND AVENUE PER IVY PARK SUBDIVISION RECEPTION NO. B558191 FILE 16 MAP 226;

THENCE ALONG THE NORTH LINE OF EAST 52ND AVENUE SOUTH 89° 25' 00" WEST 23.95 FEET;

THENCE ALONG THE WEST LINE OF IVY STREET EXTENDED SOUTH 00° 15' 33" EAST 35.00 FEET TO THE NORTH LINE OF THE WEST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH RANGE 67 WEST;

THENCE CONTINUING ALONG THE EXTENDED WEST RIGHT-OF-WAY LINE OF IVY STREET SOUTH 00° 15' 33" EAST 200.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF IVY ST PER DEED RECEPTION NO. 2006000080270;
THENCE SOUTH 00° 15' 33" EAST 1122.23 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17;
THENCE CONTINUING SOUTH 00° 15' 33" EAST 323.08 FEET ALONG THE WEST RIGHT-OF WAY LINE IVY STREET AND PER DEED BOOK 2026 PAGE 268 RECEPTION NO. SAID POINT BEING ON THE UNION PACIFIC RAILROAD PROPERTY BEING 75.00 FEET NORTHEAST OF THE CENTERLINE OF THE COLORADO AND EASTERN RAILROAD;
THENCE SOUTH 00° 15' 33" EAST 186.42 FEET TO THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD PROPERTY;
THENCE ALONG THE NORTHEAST LINE OF THE UNION PACIFIC RAILROAD PROPERTY SOUTH 53° 59' 15" EAST 6.20 FEET
THENCE ALONG THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD PROPERTY NORTH 53° 59' 15" WEST 2413.32 FEET TO THE POINT OF BEGINNING;
CONTAINING 3,104,786.28 SQUARE FEET OR 71.276 ACRES MORE OR LESS.



Sand Creek Business Area Urban Renewal Plan

Adams County Impact Report

Commerce City, Colorado

December 2021

Prepared for:

Commerce City Urban Renewal Authority
Commerce City Council

Prepared by:

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Sand Creek Business Area Urban Renewal Plan

Adams County Impact Report

October 2021

This report outlines the anticipated impact of the proposed Sand Creek Business Area Urban Renewal Plan on Adams County (the County). It is prepared in conformance with those requirements set forth in C.R.S. 31-25-107 (3.5) (a):

C.R.S. 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY LOCAL GOVERNING BODY

(3.5) (a) "At least thirty days prior to the hearing on an urban renewal plan or a substantial modification to such plan, regardless of when the urban renewal plan was first approved, the governing body or the authority shall submit such plan or modification to the board of county commissioners, and, if property taxes collected as a result of the county levy will be utilized, the governing body or the authority shall also submit an urban renewal impact report, which shall include, at a minimum, the following information concerning the impact of such plan:

- I. The estimated duration of time to complete the urban renewal project;
- II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
- III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
- IV. A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (II) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
- V. Any other estimated impacts of the urban renewal project on county services or revenues."

Summary of Urban Renewal Plan

Development Program

The proposed development program for the Sand Creek Business Area Urban Renewal Plan is consistent with current policy documents and plans for the City of Commerce City (the City). The estimated level of development is anticipated to be completed over the next 25 years and the total build-out is summarized in **Table 1**.

Table 1
Sand Creek Business Area Urban Renewal Plan
Proposed Development Program

New Development:	
Retail (sq ft)	0
Employment (sq ft)	840,593

Source: Ricker|Cunningham.

The development timetable for the proposed program presented above will ultimately be determined by prevailing market conditions. A critical component of the analysis presented here is the assumption that key parcels within the planning area will be developed into a logistics center, comprised of office/employment space. For the purposes of this analysis, it was assumed that this level of development in the Sand Creek Business Area (the Area) will be substantially completed during the 25-year development and stabilization period.

Summary Impacts to Adams County

For the purposes of this analysis, it is assumed that 100% of the total County property tax increment over the 25-year period will be allocated to project costs. **Table 2** at the end of this report provides a summary of these property tax revenues.

Property Tax Revenue

Currently, the County's share of the property tax base in the Area is approximately \$2,753. During the 25-year statutory period, the County's share of the property tax revenue base will total approximately \$74,000, or \$3,000 annually. After the 25-year analysis period is completed, the County's share of property tax revenues will increase to approximately \$1.0 million on an annual basis. These figures reflect the impacts of inflation, conservatively estimated at approximately 1% to 2% on an annual basis.

Sales Tax Revenue

The current sales tax rate for the City is 4.5% and the current sales tax base in the Area is \$0. The 4.5% rate includes a 1.0% rate approved by voters for construction of parks, roads, and recreation amenities and cannot, therefore, be included in the estimate of sales tax increment. The County will retain its 0.75% rate on taxable sales in the Area. Based on the proposed development program, the Area would generate approximately \$1.0 million in new sales tax revenue for the County over the 25-year period. After the 25-year period is completed, the County's share of new sales tax revenues would be approximately \$60,000 on an annual basis. These sales tax revenue figures also reflect the impacts of inflation, estimated at approximately 1% to 2% on an annual basis.

County Services / Infrastructure

Because the entire Area will be located within the City's municipal boundaries, minimal impact on County services is anticipated. Infrastructure impacts associated with the proposed development program are assumed to be financed by the City, with increment revenues and/or some combination of increment dollars, general fund dollars and special district dollars (assuming future creation of an additional district layer) and developer contributions. Impacts to the County's general government services would not likely increase, as residential development is not anticipated.

Conclusion

In summary, and regarding "the impact of the reinvestment project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed reinvestment area", there do not appear to be any significant additional County infrastructure requirements required to serve development in the proposed reinvestment Area. Further, the County will not provide any public improvements, police, fire, utility or other specific services to serve such development, because all properties in the Area are entirely located within the municipal boundaries of the City and will therefore be served by the City. Finally, any additional demands (direct or indirect) on County services due to a general increase in population within the Area should be more than offset (as are all other such costs) by increases in County revenue as described herein and by adjustments in the base property tax assessment roll, as well as increases in property value located in proximity to the Area.

**Table 2
Sand Creek Business Area Urban Renewal Plan
Adams County Impact Analysis Summary**

Development Program (25 years)

New Development:	
Retail (sq ft)	0
Employment (sq ft)	840,593

	Cumulative Total By:				
	2026	2031	2036	2041	2046
Adams County					
Property Tax Revenues from Existing Base	\$13,987	\$28,655	\$44,098	\$60,293	\$77,343
Property Tax Increment Generated by the County in the URA (26.897 mills)	\$423,647	\$3,206,833	\$7,080,777	\$11,357,925	\$16,080,242
Sales Tax Increment Generated by the County in the URA (0.75% sales tax rate)	\$47,263	\$239,950	\$479,911	\$744,847	\$1,037,358

Source: Ricker | Cunningham.

Table 2 (cont'd)
Sand Creek Business Area Urban Renewal Plan
Adams County Impact Analysis

Development Program

New Development:	
Retail (sq ft)	0
Employment (sq ft)	840,593

Annual Property Tax Revenue Estimates	Year									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Estimated Cumulative Development Demand:										
Retail	0	0	0	0	0	0	0	0	0	0
Employment	0	81,000	162,000	302,060	442,120	564,373	686,626	780,113	840,593	
Estimated Development Market Value:										
Retail	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Employment	\$95	\$0	\$7,848,900	\$16,011,756	\$30,452,106	\$45,463,666	\$59,195,773	\$73,458,978	\$85,129,939	\$93,564,424
Estimated Development Assessed Value:										
Retail	29%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Employment	29%	\$0	\$2,276,181	\$4,643,409	\$8,831,111	\$13,184,463	\$17,166,774	\$21,303,104	\$24,687,682	\$27,133,683
Estimated Development Property Tax Revenues (90.095 mills):										
Retail	0.090095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Employment	0.090095	\$0	\$0	\$205,073	\$418,348	\$795,639	\$1,187,854	\$1,546,641	\$1,919,303	\$2,224,237
Total Property Tax Revenues:		\$0	\$0	\$205,073	\$418,348	\$795,639	\$1,187,854	\$1,546,641	\$1,919,303	\$2,224,237
Existing Property Tax Base:		\$9,222	\$9,222	\$9,406	\$9,406	\$9,595	\$9,595	\$9,787	\$9,787	\$9,982
Total Property Tax Increment:		\$0	\$0	\$195,666	\$408,941	\$786,044	\$1,178,260	\$1,536,854	\$1,909,517	\$2,214,254
County Impact:										
County Share of Property Tax Base:	0.026897	\$2,753	\$2,753	\$2,808	\$2,808	\$2,864	\$2,864	\$2,922	\$2,922	\$2,980
County Share of Property Tax Increment:	0.026897	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:		\$2,753	\$2,753	\$2,808	\$2,808	\$2,864	\$2,864	\$2,922	\$2,922	\$2,980

Annual Sales Tax Revenue Estimates	Year									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Estimated Cumulative Employment Development:										
Retail	0	81,000	162,000	302,060	442,120	564,373	686,626	780,113	840,593	
Estimated Taxable Retail Sales from New Development:	\$6	\$0	\$495,720	\$1,011,269	\$1,923,291	\$2,871,389	\$3,738,680	\$4,639,514	\$5,376,628	\$5,909,332
Total Sales Tax Revenues from New Development:	3.50%	\$0	\$17,350	\$35,394	\$67,315	\$100,499	\$130,854	\$162,383	\$188,182	\$206,827
Total Sales Tax Revenue from Existing Development:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sales Tax Revenues:		\$0	\$17,350	\$35,394	\$67,315	\$100,499	\$130,854	\$162,383	\$188,182	\$206,827
Existing Sales Tax Base:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sales Tax Increment:		\$0	\$17,350	\$35,394	\$67,315	\$100,499	\$130,854	\$162,383	\$188,182	\$206,827
County Impact:										
County Share of Sales Tax Base:	0.75%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Share of New Sales Tax Revenue:	0.75%	\$0	\$3,718	\$7,585	\$14,425	\$21,535	\$28,040	\$34,796	\$40,325	\$44,320
Total County Share of Sales Tax Revenue:	0.75%	\$0	\$3,718	\$7,585	\$14,425	\$21,535	\$28,040	\$34,796	\$40,325	\$44,320

Source: Ricker | Cunningham.

Table 2 (cont'd)
Sand Creek Business Area Urban Renewal Plan
Adams County Impact Analysis

Development Program

New Development:	
Retail (sq ft)	0
Employment (sq ft)	840,593

Annual Property Tax Revenue Estimates	Year								
	2031	2032	2033	2034	2035	2036	2037	2038	
Estimated Cumulative Development Demand:									
Retail	0	0	0	0	0	0	0	0	
Employment	840,593	840,593	840,593	840,593	840,593	840,593	840,593	840,593	
Estimated Development Market Value:									
Retail	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employment	\$95	\$95,435,713	\$97,344,427	\$99,291,315	\$101,277,142	\$103,302,684	\$105,368,738	\$107,476,113	\$109,625,635
Estimated Development Assessed Value:									
Retail	29%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employment	29%	\$27,676,357	\$28,229,884	\$28,794,481	\$29,370,371	\$29,957,778	\$30,556,934	\$31,168,073	\$31,791,434
Estimated Development Property Tax Revenues (90.095 mills):									
Retail	0.090095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Employment	0.090095	\$2,444,609	\$2,493,501	\$2,543,371	\$2,594,239	\$2,646,124	\$2,699,046	\$2,753,027	\$2,808,088
Total Property Tax Revenues:		\$2,444,609	\$2,493,501	\$2,543,371	\$2,594,239	\$2,646,124	\$2,699,046	\$2,753,027	\$2,808,088
Existing Property Tax Base:		\$9,982	\$10,182	\$10,182	\$10,386	\$10,386	\$10,593	\$10,593	\$10,805
Total Property Tax Increment:		\$2,434,627	\$2,483,319	\$2,533,189	\$2,583,853	\$2,635,738	\$2,688,453	\$2,742,434	\$2,797,282
County Impact:									
County Share of Property Tax Base:	0.026897	\$2,980	\$3,040	\$3,040	\$3,100	\$3,100	\$3,163	\$3,163	\$3,226
County Share of Property Tax Increment:	0.026897	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:		\$2,980	\$3,040	\$3,040	\$3,100	\$3,100	\$3,163	\$3,163	\$3,226

Annual Sales Tax Revenue Estimates	Year								
	2031	2032	2033	2034	2035	2036	2037	2038	
Estimated Cumulative Employment Development:									
Retail	840,593	840,593	840,593	840,593	840,593	840,593	840,593	840,593	
Estimated Taxable Retail Sales from New Development:	\$6	\$6,027,519	\$6,148,069	\$6,271,030	\$6,396,451	\$6,524,380	\$6,654,868	\$6,787,965	\$6,923,724
Total Sales Tax Revenues from New Development:	3.50%	\$210,963	\$215,182	\$219,486	\$223,876	\$228,353	\$232,920	\$237,579	\$242,330
Total Sales Tax Revenue from Existing Development:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sales Tax Revenues:		\$210,963	\$215,182	\$219,486	\$223,876	\$228,353	\$232,920	\$237,579	\$242,330
Existing Sales Tax Base:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sales Tax Increment:		\$210,963	\$215,182	\$219,486	\$223,876	\$228,353	\$232,920	\$237,579	\$242,330
County Impact:									
County Share of Sales Tax Base:	0.75%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Share of New Sales Tax Revenue:	0.75%	\$45,206	\$46,111	\$47,033	\$47,973	\$48,933	\$49,912	\$50,910	\$51,928
Total County Share of Sales Tax Revenue:	0.75%	\$45,206	\$46,111	\$47,033	\$47,973	\$48,933	\$49,912	\$50,910	\$51,928

Source: Ricker | Cunningham.

Table 2 (cont'd)
Sand Creek Business Area Urban Renewal Plan
Adams County Impact Analysis

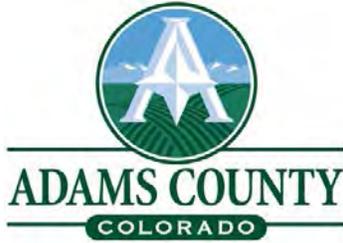
Development Program

New Development:	
Retail (sq ft)	0
Employment (sq ft)	840,593

Annual Property Tax Revenue Estimates	Year								
	2039	2040	2041	2042	2043	2044	2045	2046	
Estimated Cumulative Development Demand:									
Retail	0	0	0	0	0	0	0	0	0
Employment	840,593	840,593	840,593	840,593	840,593	840,593	840,593	840,593	840,593
Estimated Development Market Value:									
Retail	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Employment	\$95	\$111,818,148	\$114,054,511	\$116,335,601	\$118,662,313	\$121,035,559	\$123,456,270	\$125,925,396	\$128,443,904
Estimated Development Assessed Value:									
Retail	29%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Employment	29%	\$32,427,263	\$33,075,808	\$33,737,324	\$34,412,071	\$35,100,312	\$35,802,318	\$36,518,365	\$37,248,732
Estimated Development Property Tax Revenues (90.095 mills):									
Retail	0.090095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Employment	0.090095	\$2,864,249	\$2,921,534	\$2,979,965	\$3,039,564	\$3,100,356	\$3,162,363	\$3,225,610	\$3,290,122
Total Property Tax Revenues:		\$2,864,249	\$2,921,534	\$2,979,965	\$3,039,564	\$3,100,356	\$3,162,363	\$3,225,610	\$3,290,122
Existing Property Tax Base:		\$10,805	\$11,021	\$11,021	\$11,242	\$11,242	\$11,466	\$11,466	\$11,696
Total Property Tax Increment:		\$2,853,444	\$2,910,513	\$2,968,944	\$3,028,323	\$3,089,114	\$3,150,896	\$3,214,143	\$3,278,426
County Impact:									
County Share of Property Tax Base:	0.026897	\$3,226	\$3,290	\$3,290	\$3,356	\$3,356	\$3,423	\$3,423	\$3,492
County Share of Property Tax Increment:	0.026897	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:		\$3,226	\$3,290	\$3,290	\$3,356	\$3,356	\$3,423	\$3,423	\$3,492

Annual Sales Tax Revenue Estimates	Year								
	2039	2040	2041	2042	2043	2044	2045	2046	
Estimated Cumulative Employment Development:									
Retail	840,593	840,593	840,593	840,593	840,593	840,593	840,593	840,593	840,593
Employment	840,593	840,593	840,593	840,593	840,593	840,593	840,593	840,593	840,593
Estimated Taxable Retail Sales from New Development:	\$6	\$7,062,199	\$7,203,443	\$7,347,512	\$7,494,462	\$7,644,351	\$7,797,238	\$7,953,183	\$8,112,247
Total Sales Tax Revenues from New Development:	3.50%	\$247,177	\$252,120	\$257,163	\$262,306	\$267,552	\$272,903	\$278,361	\$283,929
Total Sales Tax Revenue from Existing Development:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sales Tax Revenues:		\$247,177	\$252,120	\$257,163	\$262,306	\$267,552	\$272,903	\$278,361	\$283,929
Existing Sales Tax Base:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sales Tax Increment:		\$247,177	\$252,120	\$257,163	\$262,306	\$267,552	\$272,903	\$278,361	\$283,929
County Impact:									
County Share of Sales Tax Base:	0.75%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Share of New Sales Tax Revenue:	0.75%	\$52,966	\$54,026	\$55,106	\$56,208	\$57,333	\$58,479	\$59,649	\$60,842
Total County Share of Sales Tax Revenue:	0.75%	\$52,966	\$54,026	\$55,106	\$56,208	\$57,333	\$58,479	\$59,649	\$60,842

Source: Ricker | Cunningham.



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: April 12, 2022
SUBJECT: Public Health Transition Request for Implementation FTE and Costs
OFFICE/DEPARTMENT: County Manager's Office
CONTACT: Kelly Weidenbach
FINACIAL IMPACT: \$3,162,500
SUPPORT/RESOURCES REQUEST: To make an initial request for FTE and funds needed to support the public health transition work
DIRECTION NEEDED: Approval for FTE and implementation costs
RECOMMENDED ACTION: Approve approximately \$1 million in personnel costs for 8 FTE for Public Health transition to become integral leadership positions in the new health department and approve \$2 million in necessary, initial implementation costs needed to support new county health department.

DISCUSSION POINTS:

On October 26, 2021, the Adams County Board of Commissioners passed a resolution to give one year's notice to leave the Tri-County Health Department district, which has been serving Adams County since 1948. The initial departure of Douglas County from Tri-County Health Department necessitated Adams County to re-evaluate the unique needs of its residents in regards to population health outcomes and public health services. The Board of Commissioners made the difficult decision to separate from Tri-County Health Department in order to create its own single-county health department solely focused on the needs of Adams County residents and to invest resources where most needed. Adams County must work to have its own health department in place by January 1, 2023. In March 2022, Adams County hired Dr. Kelly Weidenbach as the Public Health Transition Director to lead efforts in establishing the Adams County Health Department.

- Adams County needs subject matter experts and staff to functionally complete the implementation of the new Adams County Health Department.
 - The initial 8 positions will report to Dr. Weidenbach and will assist her in transition work, staffing plans, grant applications, and implementation.

- These staff will sit in the County Manager's Office until the new health department is formed.
 - These will be permanent staff to the new health department once formed and represent critical functional roles that will be needed indefinitely.
- Adams County needs budgetary resources to functionally implement a new health department and to have it in place by 1/1/2023. An initial ask for funds to support infrastructural and foundational needs and to support the 8 FTE requested above.

Adams County Public Health Transition Study Session

April 12, 2022



Agenda

- Updates
- Proposed Public Health Study Sessions – April-June 2022
- FTE and Implementation Cost Request for General Funds
- Next Steps



Public Health Transition – General Updates

- Internal Steering Committee is now in place
 - Biweekly Steering Committee meetings to provide governance over transition project
 - Oversight of 8 Functional Areas and Functional Work Groups
 - Work groups meeting weekly or biweekly are ongoing
 - Additional internal meetings to identify potential for synergy and collaboration
- Comprehensive Communications Plan is in progress
 - Initial messaging to TCHD Staff, Adams County staff, and public was released on March 30, 2022
 - ADCOG Presentation on April 6, 2022
 - Additional community engagement is planned with addition of FTE requested
- Considerations on desired services and structures
 - Upcoming study sessions for BOCC discussion
 - Draft organizational charts, structures, and staffing models are in progress
 - Draft hiring and recruitment plans
- Six weekly transition meetings with TCHD leadership and staff
 - Focus on programmatic operations, resources, prerequisites, data by TCHD organizational unit (i.e., Nursing Division, Environmental Health Division, etc)
- Weekly meetings with CDPHE
 - Focus on program requirements and grant funding requirements and opportunities
 - Communication of general strategies and timelines



Proposed BOCC Public Health Study Sessions

- Series of BOCC study sessions from April 12 – June 28, 2022
 - Review of community data/community engagement data informing public health transition
 - Review of mandated public health services and organizational considerations
 - Review of optional/voluntary public health services and organizational considerations
 - Review of opportunities for synergy of public health and social services within Adams County government and organizational considerations
 - Review proposed organizational and staffing structures and make decisions
 - Examine additional staffing necessary to develop and implement new health department and timing of hire/onboarding
 - Review requirements of Boards of Health and make decisions around Board of Health size, membership, and scope
 - Prepare for BOH empanelment to facilitate needed Board orientation and training



FY22 General Fund Request

Immediate resources needed for public health transition



Public Health Transition -Initial FTE

Position Requested	Annual Salary Estimate (High Range)	Annual Estimated Benefit Cost	Pro-Rated for FY22 (% of year)	FY22 Total
Environmental Health Division Director	\$140,000	\$45,500	75%	\$139,125
Public Health Nursing Division Director	\$140,000	\$45,500	75%	\$139,125
Epidemiology and Informatics Division Director	\$140,000	\$45,500	75%	\$139,125
Community and Behavioral Health Division Director	\$140,000	\$45,500	75%	\$139,125
Public Health Informatics Project Manager	\$125,000	\$40,625	75%	\$124,219
Health Equity and Community Engagement Manager	\$100,000	\$32,500	75%	\$99,375
Policy and Public Affairs Manager	\$115,000	\$37,375	75%	\$114,281
FY22 TOTAL				\$1,033,500

For more information about national public health workforce and staffing data, please see [Public Health Workforce Interest and Needs Survey \(PH WINS\)](#) published by the de Beaumont Foundation.



Public Health Transition – Implementation Costs

Expenses Anticipated	FY22 Total
Technology (hardware, software, critical applications)	\$1,000,000
Office space/Leases	\$800,000
Professional services (contracted pharmacy, etc)	\$150,000
Furniture (includes clinical exam furniture)	\$100,000
Employee education, training, development	\$20,000
Board of Health development, training	\$14,000
Other expenses (i.e., recruitment, marketing, office supplies, small equipment, meeting expenses, travel)	\$35,000
Initial FY22 TOTAL	\$2,129,000



Kelly Weidenbach, DrPH, MPH
Director of Public Health Transition
kweidenbach@adcogov.org





STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: April 12, 2022
SUBJECT: American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funding – Adams County COVID-19 Grant Program funding distribution
OFFICE/DEPARTMENT: County Manager’s Office, Long-Term Recovery & Major Initiatives Department
CONTACT: Crestina Martinez
FINANCIAL IMPACT: \$35 million of federal ARPA funds
SUPPORT/RESOURCES REQUEST: Approval of the distribution of \$35 million in ARPA funds to community organizations, small businesses, school districts, special districts, and non-governmental organizations to aid in the response to and recovery from COVID-19.
DIRECTION NEEDED: Approval to move forward with the execution of agreements with the proposed grantees.
RECOMMENDED ACTION: Approve the distribution of ARPA funds to community organizations, small businesses, school districts, special districts and non-governmental organizations as presented to aid in the response to and recovery from COVID-19.

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 was 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
- Attached please find recommended funding distributions for the Adams County COVID-19 Grant Program.

Organization	Program Title	Funding Category	Funding Recommendation
27J Schools	Workforce Retention and Recruitment	Economic Stimulus & Recovery	\$ 1,000,000.00
9Health:365	9Health:365 Serving Marginalized Communities in Adams Country through Collaborative COVID-19 Vaccine Events & Preventive Health Fairs	Health & Wellness	\$ 422,038.33
Adams 14 Education Foundation	Support Adams 14 Scholars and Funding the Unfunded	Economic Stimulus & Recovery	\$ 35,000.00
Adams County Emergency Food Bank	Food assistance during COVID-19 recovery	Health & Wellness	\$ 350,000.00
Adams County Fire Protection District	Premium Pay Program	Economic Stimulus & Recovery	\$ 230,000.00
Adams County School District 14	Homeless Supports Office Expansion	Shelter Support & Community Safety	\$ 275,000.00
Adams County School District 14	Adams 14 - Motorola Nitro	Economic Stimulus & Recovery	\$ 1,000,000.00
Adams County Sheriff's Office Employee Foundation	Operation Freebird	Health & Wellness	\$ 1,200.00
Adelante Community Development	Centro Comunitario Adelante	Economic Stimulus & Recovery	\$ 1,886,362.67
Adelante Community Development	Juntos Adelante	Health & Wellness	\$ 1,862,662.67
Alley Cat Beads	New product line	Economic Stimulus & Recovery	\$ 3,000.00
Almost Home, Inc.	Adams County Housing Stability Program	Shelter Support & Community Safety	\$ 1,886,362.67
Archway Housing & Services	Decrease food insecurity at Green Leaf and Villa Verde as a result of COVID-19	Health & Wellness	\$ 4,500.00
Aurora Economic Opportunity Coalition	North Aurora AEOC COVID Recovery Program	Economic Stimulus & Recovery	\$ 75,000.00
Aurora Interchurch Task Force Inc., DBA Aurora Interfaith Community Services (AICS)	Food Pantry Services for Adams County Residents Facing Food Insecurity Due to COVID-19	Health & Wellness	\$ 73,152.00
Aurora Interchurch Task Force Inc., DBA Aurora Interfaith Community Services (AICS)	Community Navigation Services for Adams County Residents Impacted by COVID-19	Shelter Support & Community Safety	\$ 30,163.00
Aurora Mental Health Center	Acute Care Center	Health & Wellness	\$ 1,341,862.67
Awakening Balance LLC	Awakening Balance Acupuncture - Full Spectrum Traditional Chinese Medicine	Economic Stimulus & Recovery	\$ 5,000.00
Bennett Park and Recreation District	Recover Revenue lost from COVID restrictions	Economic Stimulus & Recovery	\$ 80,000.00
Brighton Housing Authority	Adams County Covid-19 Recovery Center	Shelter Support & Community Safety	\$ 350,000.00

*Adams County
COVID-19 Grant Program*

*Funding Recommendations
April 12, 2022*

Brothers Redevelopment	Brothers Redevelopment Housing Support Services	Shelter Support & Community Safety	\$ 302,348.33
Cakes By Karen	Cakes By Karen	Economic Stimulus & Recovery	\$ 5,000.00
CASA of Adams & Broomfield Counties	CASA Volunteer Program	Family Stability	\$ 965,270.00
Clinica Family Health	COVID testing, COVID vaccination, and primary health care as needed for Afghani refugees in Adams County	Health & Wellness	\$ 71,853.12
Coal Creek Adult Education Center	Free English as a Second Language and High School Equivalency Preparation classes	Economic Stimulus & Recovery	\$ 15,000.00
Colfax Community Network	Central East Adams County Family Resource Center	Health & Wellness	\$ 1,700,000.00
Colorado Poverty Law Project	Adams County Housing Solutions	Shelter Support & Community Safety	\$ 1,040,000.00
Colorado Safe Parking Initiative	Adams County SafeLots	Shelter Support & Community Safety	\$ 387,889.23
Colorado Statewide Parent Coalition (CSPC)	Conectando and Providers Advancing School Outcomes (PASO)	Family Stability	\$ 60,000.00
Colorado Youth for a Change	Educational Recovery	Family Stability	\$ 552,348.33
Community Counseling & Consulting DBA Life Recovery Centers	Resilience Family Program	Family Stability	\$ 50,000.00
Community Uplift Partnership	3 Non-Profit Coffee Houses	Economic Stimulus & Recovery	\$ 75,000.00
Cultivando	COVID-19 Community Response	Health & Wellness	\$ 202,348.33
Early Childhood Partnership of Adams County	Expanding ECPAC's Family Care Navigation Program Through Co-Location	Family Stability	\$ 207,295.33
Early Childhood Partnership of Adams County	Supporting Young Children and Their Caregivers Through a Three-Pronged Approach	Family Stability	\$ 197,719.00
Every Child Pediatrics	Virtual Scribe - Strategy to reduce clinician burnout and improve patient safety and satisfaction	Economic Stimulus & Recovery	\$ 75,000.00
Five Star Education Foundation	Five Star Resource Closets	Family Stability	\$ 1,359,900.00
Five Star Education Foundation	Adams 12 Summer Explores	Economic Stimulus & Recovery	\$ 1,052,348.33
Five Star Education Foundation	Adams 12 Employee Wellness Support Program	Health & Wellness	\$ 270,856.00
Five Star Education Foundation	Adams 12 COVID-19 Response Team and Supports	Health & Wellness	\$ 487,033.00
Fleet Management Services	Fleet Management Services	Economic Stimulus & Recovery	\$ 75,000.00
Food for Hope	In-School Food Banks	Family Stability	\$ 180,475.00

Foster Source	Therapeutic Services to Foster/Kinship Parents	Health & Wellness	\$ 31,998.00
Front Range Community College Foundation	High Needs Program	Economic Stimulus & Recovery	\$ 50,000.00
Front Range Community College Foundation	Adams County Nursing Student Clinical Supports	Economic Stimulus & Recovery	\$ 110,000.00
Galaxy Towing LLC	Galaxy Towing Maintenance	Economic Stimulus & Recovery	\$ 7,000.00
GE Heating & Air, LLC	Small Family Owned Business in Northglenn	Economic Stimulus & Recovery	\$ 5,000.00
Griffith Centers for Children CHINS UP	Community Based Programs and Truancy Prevention	Family Stability	\$ 25,000.00
Growing Home	Growing Home Infrastructure Development Project	Shelter Support & Community Safety	\$ 788,740.00
Hanavan Holdings International, Inc	Small Business Economic Recovery & Workforce Development	Economic Stimulus & Recovery	\$ 5,000.00
healthy spine LLC	Economic recovery relief	Economic Stimulus & Recovery	\$ 5,000.00
Heidi's Test Kitchen dba Heidi's Brooklyn Deli	Covid Relief and Continuation of Business Operations	Economic Stimulus & Recovery	\$ 5,000.00
Hope House Colorado	Self-Sufficiency Programs for At-Risk Teen Moms	Family Stability	\$ 25,000.00
Intrepid Bodyworks	Expansion of Intrepid Bodyworks	Economic Stimulus & Recovery	\$ 5,000.00
Jesus on Colfax Ministries	Street Safety Program	Shelter Support & Community Safety	\$ 29,200.00
Junior Achievement-Rocky Mountain	Junior Achievement Programs for Adams County Youth	Family Stability	\$ 40,000.00
KALACO, LLC (DBA SideSurance)	Empowering Adams County	Economic Stimulus & Recovery	\$ 5,000.00
Kid to Kid	PPE and higher wages	Economic Stimulus & Recovery	\$ 1,000.00
Kids First Health Care	Expansion of Children and Youth Mental Health Services	Health & Wellness	\$ 603,406.67
Kids First Health Care	New Pediatric Primary Care Clinic at Maiker Housing Community	Health & Wellness	\$ 618,264.00
Kids in Need of Dentistry	Kids in Need of Dentistry Adam County Oral Health	Health & Wellness	\$ 271,628.00
La Raza Services, Inc. dba Servicios de La Raza	Employment Navigation, Education, Workforce Training, and Upskilling/Reskilling for Low-Income, Adams County Community Members	Economic Stimulus & Recovery	\$ 422,928.00
La Raza Services, Inc. dba Servicios de La Raza	Culturally and Linguistically Appropriate Mental Health and Substance Misuse Treatment Services for Low-Income Latino Adults and Children in Adams County	Health & Wellness	\$ 177,848.33

La Raza Services, Inc. dba Servicios de La Raza	Culturally Responsive, Mobile Benefits Enrollment for Low-Income Latinos and other Low-Income Community Members in Adams County	Family Stability	\$ 221,848.33
La Raza Services, Inc. dba Servicios de La Raza	Culturally Appropriate and Equitable Vaccine/Booster Information and Administration with a focus on Latinos and other BIPOC Adams County Residents	Health & Wellness	\$ 182,790.00
Let Your Light Shine	Food Pantry and Community Outreach	Health & Wellness	\$ 91,511.00
Maiker Housing Partners	Building Community Spaces to Improve Maiker Community Member's Social Determinants of Health and Well Being	Shelter Support & Community Safety	\$ 552,348.33
Maiker Housing Partners	Enhancing Adams County's Senior Affordable Housing Assets to Improve Community Member's Social Determinants of Health and Well-Being	Shelter Support & Community Safety	\$ 202,348.33
Maiker Housing Partners	Claude Court Affordable Housing Development	Shelter Support & Community Safety	\$ 750,000.00
Mango House	Covid testing/treatment/vaccinations and community outreach	Health & Wellness	\$ 75,000.00
Mapleton Public Schools	Student Learning and Behavioral Gaps	Family Stability	\$ 759,472.00
Mile High United Way	Bridging the Gap	Shelter Support & Community Safety	\$ 294,153.00
Mile High United Way	United for Schools	Family Stability	\$ 226,500.00
NationSearch.com LLC	NationSearch Reset	Economic Stimulus & Recovery	\$ 5,000.00
OTM Skin LLC	OTM Skin's Community Tattoo Removal Program	Economic Stimulus & Recovery	\$ 20,000.00
Panaderia y Antojitos La Piramide	Panaderia Antojitos La Piramide	Economic Stimulus & Recovery	\$ 5,000.00
Platte Valley Medical Center Foundation	Nurse Extern Transition to Practice Program	Economic Stimulus & Recovery	\$ 1,500,000.00
Primo Bachh dba Simply Pizza Truck	Slice Out Hunger	Economic Stimulus & Recovery	\$ 60,000.00
Rain Dance Car Wash LLC	Covid Recovery Plan	Economic Stimulus & Recovery	\$ 5,000.00
Ralston House	Ralston House Child Advocacy Center - Bilingual Program	Health & Wellness	\$ 248,281.33
Ralston House	Ralston House Child Advocacy Center - Prosecutor Project	Health & Wellness	\$ 107,444.00
Ralston House	Ralston House Child Advocacy Center - Mental Health Case Management Navigator	Health & Wellness	\$ 96,075.00
Reaching HOPE	Family Trauma Recovery Program Expansion	Family Stability	\$ 397,820.00

Ready to Work Aurora (RTWA)	Ready to Work	Economic Stimulus & Recovery	\$ 202,348.33
Rebuilding Together Metro Denver	Safe at Home & Emergency Repairs for Adam's County COVID Affected Low-Income Homeowners	Shelter Support & Community Safety	\$ 55,000.00
Savio House	Child First	Family Stability	\$ 100,000.00
Second Wind Fund	Second Wind Fund Program - Connecting Youth At Risk For Suicide With Life-Saving Mental Health Treatment	Health & Wellness	\$ 66,600.00
Shiloh House, Inc	Family-Based Housing for Youth Finishing High School	Shelter Support & Community Safety	\$ 70,000.00
South Adams County Fire Protection District	Strengthening Pandemic Emergency Health Care Services in Adams County	Health & Wellness	\$ 912,393.00
South Adams County Fire Protection District	Young Adult & Firefighter Workforce Development Cooperative	Economic Stimulus & Recovery	\$ 490,000.00
Stage Images Dance Studio - The Next Generation, LLC	Rent and Equipment for Program Growth	Economic Stimulus & Recovery	\$ 10,000.00
The Rocky Mountain Partnership	The Rocky Mountain Partnership: a collective impact approach to eliminate equity gaps amplified by the COVID-19 Pandemic	Economic Stimulus & Recovery	\$ 250,000.00
The Senior Hub	The Senior Hub: Addressing the Exacerbated Needs of Adams County Older Adults during COVID-19	Family Stability	\$ 805,523.00
Ultimate Beauty Haircare and Supplies LLC	Covid-19 relief	Economic Stimulus & Recovery	\$ 5,000.00
Urban Land Conservancy	Holly Park	Shelter Support & Community Safety	\$ 350,000.00
Victory Grange	Compensate for loss of rental income due to Pandemic	Economic Stimulus & Recovery	\$ 3,900.00
Vida Consejeria Individual & Familiar LLC	Vida Consejeria Individual & Familiar	Health & Wellness	\$ 30,000.00
Village Exchange Center	Low Wage Workers Fund (LWWF)	Family Stability	\$ 500,000.00
Village Exchange Center	Health Equity Fairs, Vaccine Incentives, & Bilingual Outreach	Health & Wellness	\$ 711,727.67
Village Exchange Center	Microenterprise Business Development Support for Minority-owned Businesses	Economic Stimulus & Recovery	\$ 452,348.33
Vuela for Health	Mejorando la Salud Juntos (Improving Health Together)	Health & Wellness	\$ 90,076.33
WeeCycle	WeeCycle's Essential Baby Gear Program	Family Stability	\$ 618,491.00
TOTAL			\$ 35,000,000.00

American Rescue Plan Act (ARPA) State & Local Government Fiscal Recovery Funds

*COVID-19 Grant Program
Funding Recommendations*

April 12, 2022



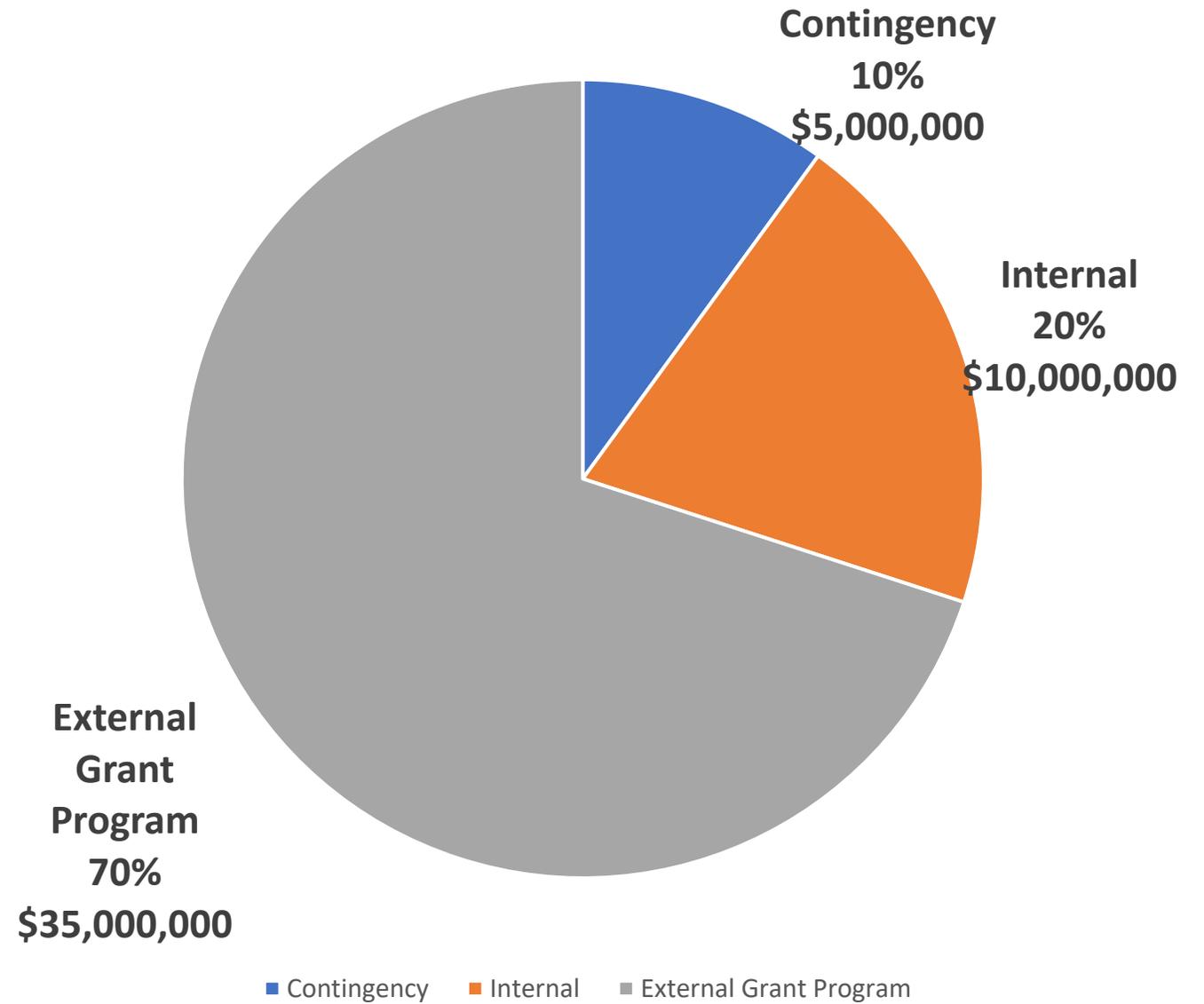
American Rescue Plan Act Distributions

\$350 billion

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

ARPA 1st Funding Distribution

\$50 million



COVID-19 Recovery Committee

15 voting members

Executive Subcommittee (7)

Performance Metrics Subcommittee (6)

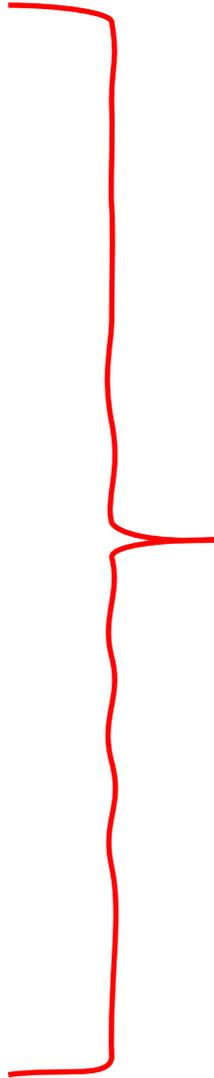
Vetting Subcommittee (13)

Scoring Subcommittee (21)

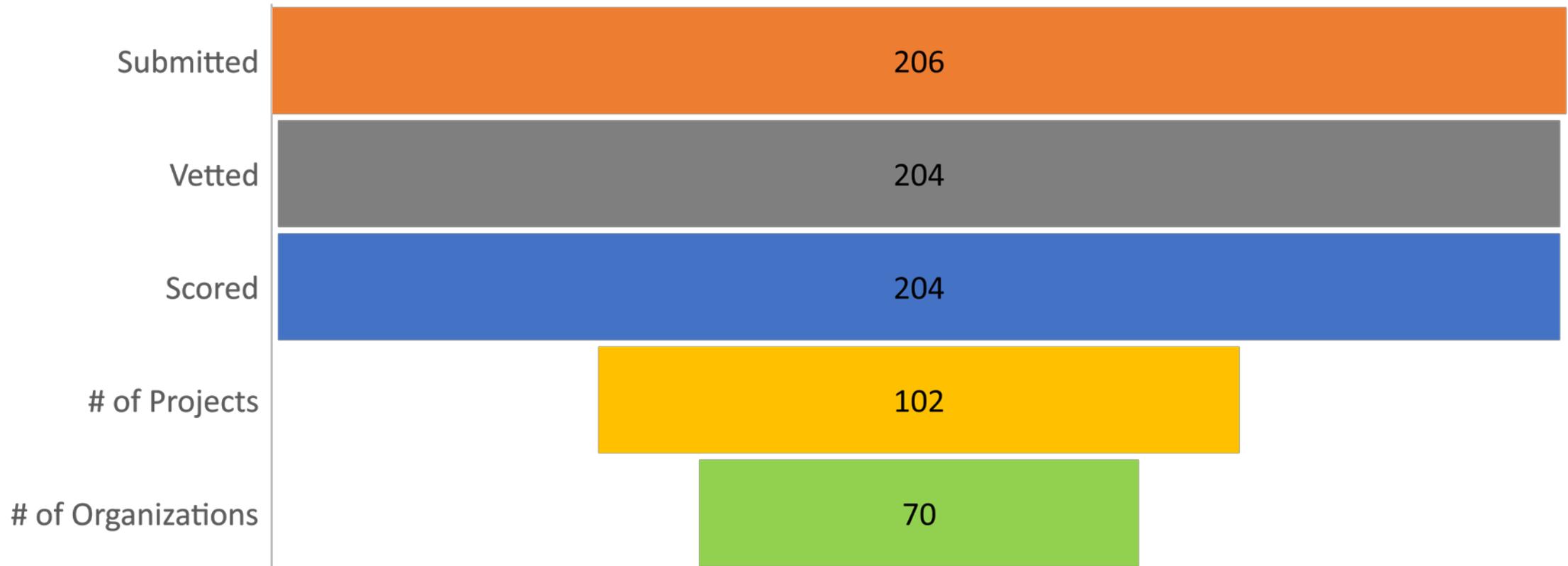
Scoring Retreat (13)

Scoring Small Groups (14)

Agreements Subcommittee (5)



Applications



Funding Priorities



Economic Stimulus & Recovery

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



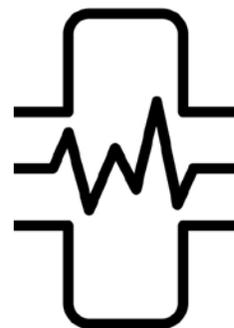
Shelter Support & Community Safety

- Homelessness Prevention & Affordable Housing



Family Stability

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



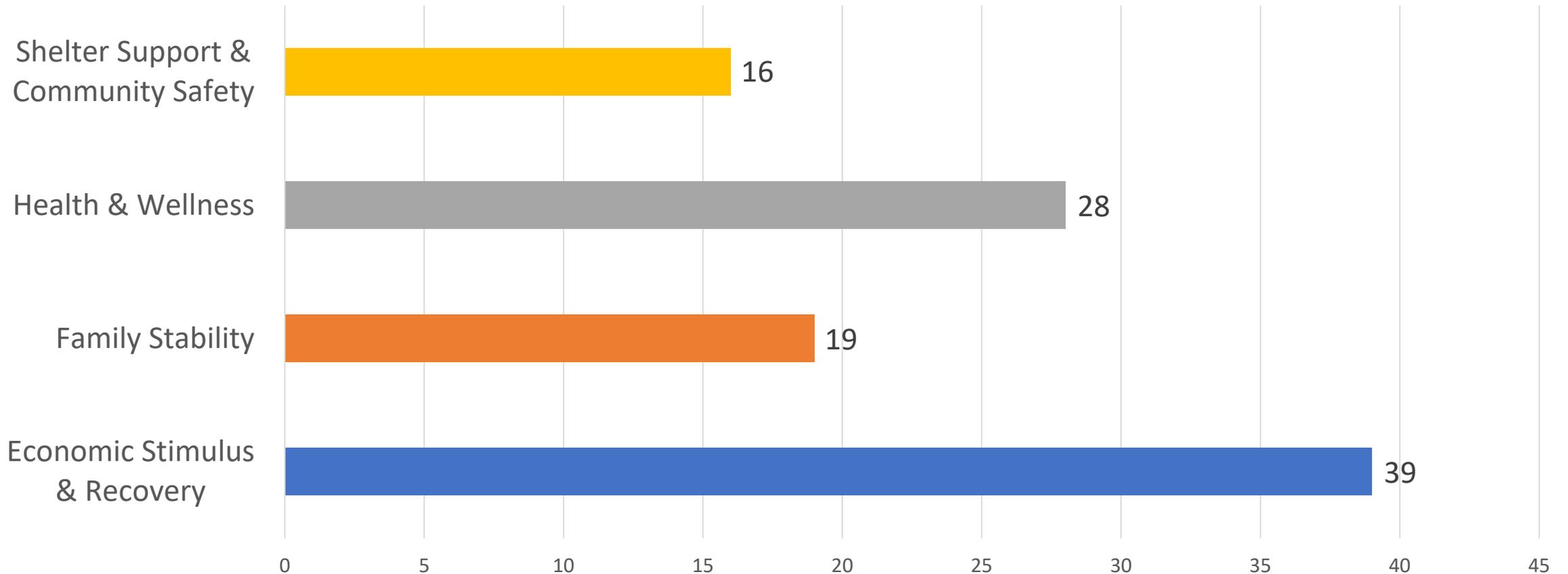
Health & Wellness

- Veterans
- Health Care & Vaccinations

EQUITY

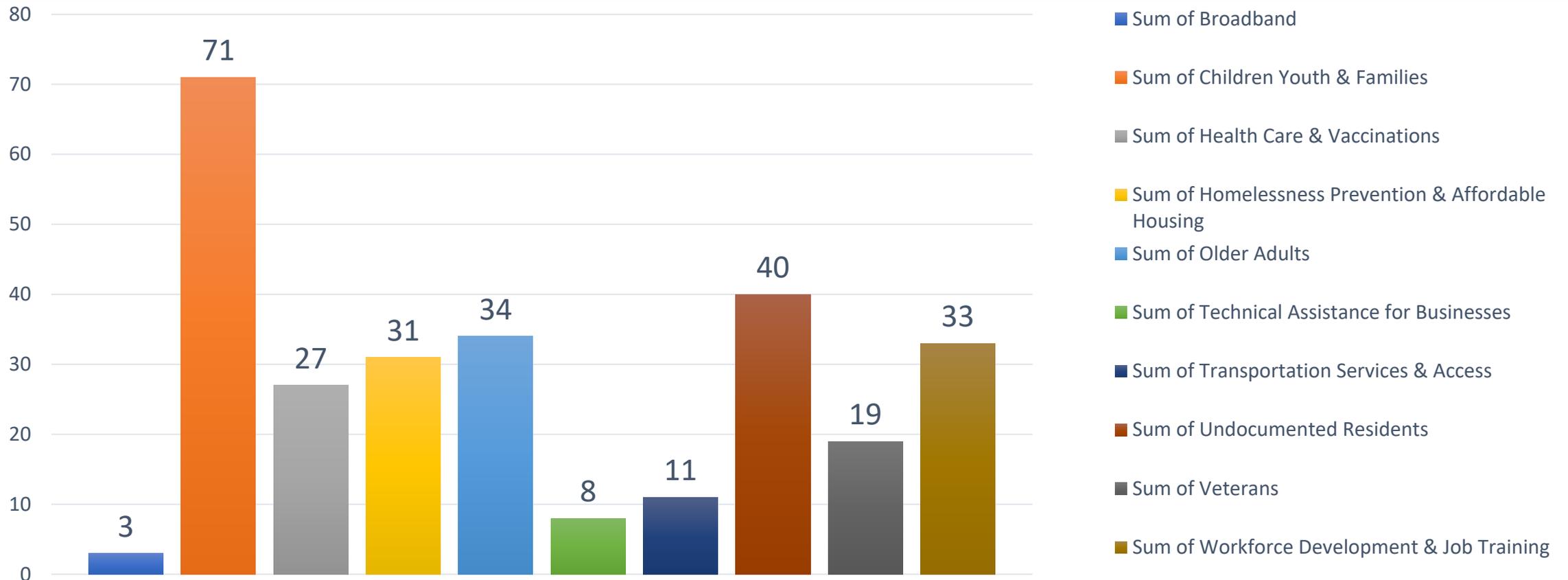
Funding Priorities

of Recommended Grantees



BOCC Funding Priorities

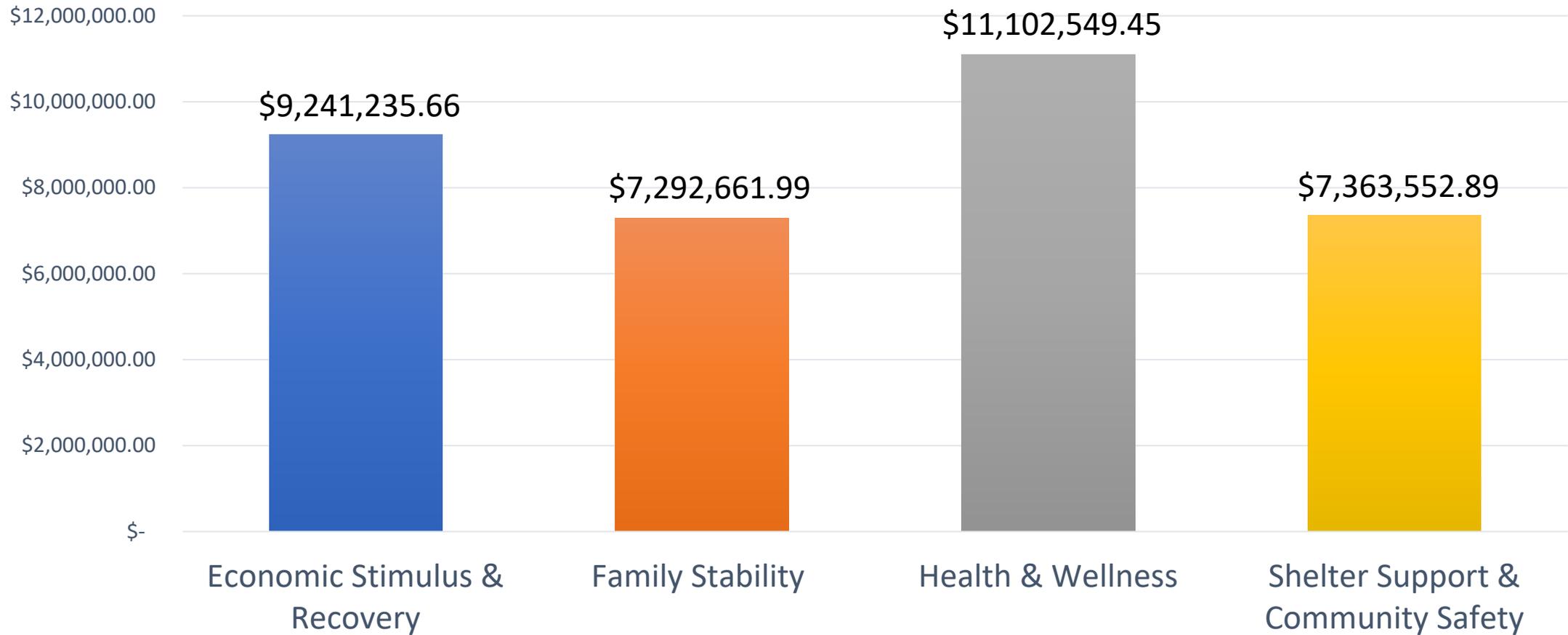
Self Reported



- Sum of Broadband
- Sum of Children Youth & Families
- Sum of Health Care & Vaccinations
- Sum of Homelessness Prevention & Affordable Housing
- Sum of Older Adults
- Sum of Technical Assistance for Businesses
- Sum of Transportation Services & Access
- Sum of Undocumented Residents
- Sum of Veterans
- Sum of Workforce Development & Job Training

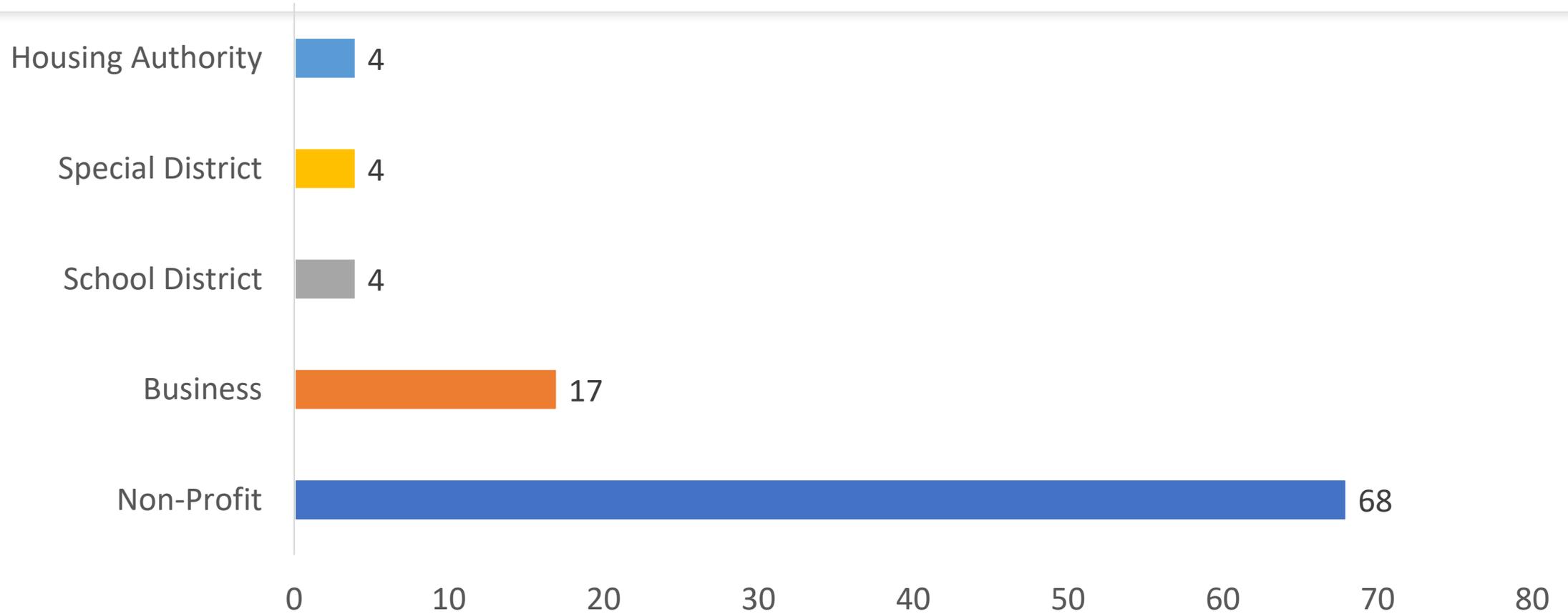
Funding Priorities

Recommended Funding Amounts

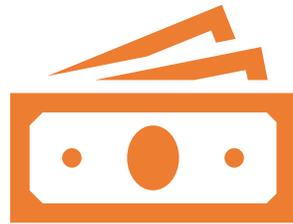


Organization Type

of Recommended Grantees



Decision Points



Funding Recommendations



Grant Agreements

10% line item shifts

13 organizations: 2+ programs

Next Steps

Execute Grant Agreements

Subrecipient Monitoring

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

Questions

Crestina Martinez

Long-Term Recovery &
Major Initiatives Director

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