



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

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

**STUDY SESSION AGENDA
TUESDAY
December 10, 2019**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

| | | |
|------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1:00 P.M. | ATTENDEE(S): | Adam Burg / Eliza Schultz / Elisabeth Rosen |
| | ITEM: | Legislative Update |
| 1:30 P.M. | ATTENDEE(S): | Jill Jennings Golich / Kristin Sullivan / Ric Reed / Ben Dahlman |
| | ITEM: | Crossroads Commerce Park IGA and Additional Projects |
| 2:00 P.M. | ATTENDEE(S): | Jill Jennings Golich / Katie Keefe / Greg Dean / Keith Huck |
| | ITEM: | Oil and Gas Monthly Update |
| 2:30 P.M. | ATTENDEE(S): | Sam Olson |
| | ITEM: | Adams County Severe Weather Activation Plan (ACSWAP) Pilot Program |
| 3:00 P.M. | ATTENDEE(S): | Raymond Gonzales |
| | ITEM: | Administrative Item Review / Commissioners Communication |
| 3:30 P.M. | ATTENDEE(S): | Max Daffron |
| | ITEM: | Executive Session Pursuant to C.R.S. 24-6-402(4)(e) for the Purpose of Advising Negotiators Regarding Tax Incentives |
| 4:00 P.M. | ATTENDEE(S): | Heidi Miller |
| | ITEM: | Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding Workers' Compensation Settlement |
| 4:15 P.M. | ATTENDEE(S): | Heidi Miller |
| | ITEM: | Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding Mann Lakes Agreement |

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

AGENDA IS SUBJECT TO CHANGE

State Legislative Update Adams County

Prepared by Elisabeth Rosen & Alan Morse

Governor Polis' Budget Proposal

- The total budget request for FY 2020-21 is \$32.4 billion (2.7% increase).
- In the Governor's letter to the Joint Budget Committee, Polis prioritized 4 areas:
 - K12 and Higher Education
 - Environment Protection
 - Health Care Costs
 - Transportation Funding

Budget Proposal Highlights

- **Education:**
 - \$52 million buy down of the Budget Stabilization Factor
 - \$2 million for “evidence-based programs” including teacher recruitment, teacher evaluations and support for schools identified as “improvement”
 - \$3 million for school safety

Budget Proposal Highlights

- **Environmental Protection**
 - 26% increase for the Stationary Sources Program to improve air quality
 - \$2.4 million Cash Fun to expand the Air Pollution Control Division's capacity for oil and gas compliance, enforcement, permitting and ambient air quality monitoring.
 - \$10 million to expand access to state parks and establish new state park at Fisher Peak
 - \$10 million in water infrastructure

Budget Proposal Highlights

- **Health Care Costs**
 - \$30 million for the Colorado Reinsurance Program
 - \$2.5 million for Immunizations outreach
 - \$87 million in Medicaid coverage for substance use disorder treatment and a \$15 million federal grant for the opioid crisis

Budget Proposal Highlights

- **Transportation Funding**
 - \$550 million in new funding for roads, bridges, and transit

Budget Proposal Highlights

- **Other:**
 - \$31 million increase to the General Fund Reserve in anticipation of economic slowdown
 - \$10 million for paid family leave for state employees

Interim Committee Bills

- **18 interim committees** have been meeting since the end of the 2019 session.
- **50 bills** were approved for introduction by Legislative Council
- The approved bills total over **\$200 million (!)**

Pension Review Commission

- Bill A – Modify Pension Plans Administered by FFPA
 - \$58 million fiscal note

Sales and Use Tax Simplification Task Force

- **Bill A** – Continue Sales and Use Tax Simplification Task Force
- **Bill B** – State GIS Database for Sales and Use Tax Collection
 - Hold harmless provision for vendors using new GIS system

Energy Legislative Review Interim Committee

- **Bill A** – Energy Storage System Property Tax Valuation
- **Bill B** – Statewide Biodiesel Blend Requirements for Diesel Sales
- **Bill C** – Transmit Renewable Energy Conservation Easements

Opioid and Other Substance Use Disorders Interim Committee

- [Bill A](#) – Prevention of Substance Use Disorders
- [Bill B](#) – Harm Reduction Substance Use Disorders
- [Bill C](#) – Substance Use Disorder Treatment in the Criminal Justice System
- [Bill D](#) – Concerning Treatment for Substance Use Disorders
- [Bill E](#) – Substance Use Disorder Recovery

School Safety Committee

- [Bill A](#) – Excused Absences In Public School For Behavioral Health
- [Bill B](#) – Need For Juvenile Residential Treatment
- [Bill C](#) – Expand Behavioral Health Training For K-12 Educators
- [Bill D](#) – Enhance Safe2Tell
- [Bill E](#) – Colorado Working Group On School Safety

Transportation Legislation Review Committee

- [Bill A](#) – License Plate Expiration On Change Of Ownership
- [Bill B](#) – Transportation Public-private Partnership Reporting
- [Bill C](#) – Driving Instruction For Foster Children
- [Bill D](#) – Commercial Vehicle VIN Verification Inspections
- [Bill E](#) – Commercial Vehicle Annual Fleet Overweight Permits

Early Childhood and School Readiness Legislative Commission

- [Bill A](#) – Supports For Early Childhood Educator Workforce
- [Bill B](#) – Helping Others Manage Early Childhood Act
- [Bill C](#) – Increase Quality In Early Childhood Education Program
- [Bill D](#) – Early Childhood Mental Health Consultation

Zero Waste and Recycling Interim Committee

- [Bill A](#) – Incentivize Development Recycling End Markets
- [Bill B](#) – Develop a Statewide Organics Management Plan

Investor- owned Utility Interim Committee

- [Bill A](#) – PUC Study of Community Choice Energy
- [Bill B](#) – Energy Efficiency Improvement Programs Funding
- [Bill C](#) – Consumer Protections for Utility Customers

Making Higher Education Attainable Interim Committee

- [Bill A](#) – Amend Colorado Opportunity Scholarship Initiative
- [Bill B](#) – College Credit for Work Experience
- [Bill C](#) – College Credit for Work Experience

Prison Population Management Interim Committee

- **Bill B** – Prison Population Reduction and Management
 - Study for the end of use of private prisons by 2025
- **Bill C** – Criminal Justice System Operation Processes Study

Water Resources Review Committee

- [Bill A](#) – Require Public Input on Water Demand Management Program
- [Bill B](#) – Study Emerging Technologies for Water Management
- [Bill C](#) – Add Water Well Inspectors Identify High-Risk
- [Bill D](#) – Study Strengthening Water Anti-Speculation Laws

Wildfire Matters Review Committee

- [Bill A](#) – Modify Wildfire Risk Mitigation Grant Program
- [Bill B](#) – Surplus Military Vehicles Highway Use if Firefighting
- [Bill C](#) – Fire Prevention and Control Employee Benefits
- [Bill D](#) – Homeless Outreach Programs to Reduce Wildfire
- [Bill E](#) – Assistance Landowner Wildfire Mitigation

Tax Expenditure Evaluation Interim Committee

- [Bill A](#) – Tax Expenditure Bill Requirement
- [Bill B](#) – Long-term Lodging Sales Tax Exemption
- [Bill C](#) – Modify Net Operating Loss Deduction Modification
- [Bill D](#) – Legislative Oversight Committee Concerning Tax Policy
- [Bill E](#) – Modifies Sales Tax Exemption Industrial and Manufacturing Energy Use

2020 Session Outlook

- **Election Year Implications**
- **Funding Constraints**
- **Other “Hot Button” Issues to expect:**
 - Affordable Housing
 - Beneficial Electrification and Renewable Energy Expansion
 - FAMLI Paid Leave
 - Immunizations
 - Death Penalty
 - Reforms on Investor-owned Utilities
 - School Finance Reform
 - Consumer Protections
 - Private Prison Reform

Questions?



STUDY SESSION AGENDA ITEM

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| DATE: | December 10, 2019 |
| SUBJECT: | Crossroads Commerce Park IGA and Additional Projects |
| FROM: | Jill Jennings Golich, Director |
| AGENCY/DEPARTMENT: | Community & Economic Development |
| ATTENDEES: | Kristin Sullivan, Ric Reed, Ben Dahlman |
| PURPOSE OF ITEM: | Gain direction from the BoCC |
| STAFF RECOMMENDATION: That Staff finalize the IGA to bring to the BoCC for approval, and work on preparing the recommended projects for submittal to DURA. | |

BACKGROUND:

The Crossroads Commerce Park development located mostly in unincorporated Adams County and in the City and County of Denver has successfully transitioned a contaminated site (ASARCO) into a thriving industrial business park. This park is located between E. 51st Ave and E. 55th Ave off Washington Street. This transformation was helped by a 2008 state legislative change to allow inclusion of unincorporated territory into municipal urban renewal projects.

In 2011, through the Denver Urban Renewal Authority (DURA), the City and County of Denver and Adams County approved an urban renewal plan and cooperation agreement to allow the use of tax increment financing (TIF) at this site. In 2018, the final building was constructed on the Adams County side, and the final land closing occurred on the remaining land on the Denver side.

In 2019, representatives from DURA, the City and County of Denver, and Adams County began discussing a three-party IGA and additional projects that could be added and financed through TIF. The cooperation agreement allows additional projects to be added, but requires approval by Denver for their incremental taxes, and Adams County for our incremental taxes. This IGA also determines that the outstanding balance of \$344,081.77 is an eligible expense to be repaid from tax increment revenues for the balance on the Development Loan to be paid to Adams County. Staff have proposed four additional projects for consideration:

- 54th Ave reconstruction and intersection improvements
- Wayfinding design and installation for Washington Street
- Multi-use paths connecting National Western Center bridges to Washington Street
- 51st and Washington intersection

Staff are seeking concurrence to bring the three party IGA to the BoCC for their review and decision, to continue to work with Denver to refine the additional projects for submittal to DURA, and a budget amendment to transfer some funds back to the general fund.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works

Finance

ATTACHED DOCUMENTS:

Presentation

Draft IGA

FISCAL IMPACT:

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

Fund:

Cost Center:

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

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

New FTEs requested: YES NO

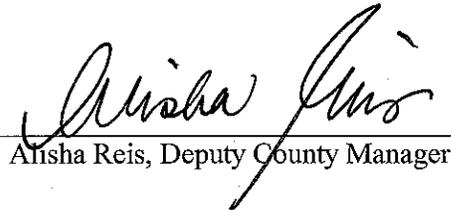
Future Amendment Needed: YES NO

Additional Note:

APPROVAL SIGNATURES:



Raymond H. Gonzales, County Manager

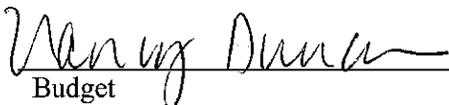


Alisha Reis, Deputy County Manager

Bryan Ostler, Deputy County Manager

Chris Kline, Deputy County Manager

APPROVAL OF FISCAL IMPACT:



Budget



Globeville Commercial Urban Redevelopment Plan

Project Update
Community & Economic Development Department

Background

- Closure of ASARCO Globe Smelter created urgency and creativity in our economic development strategy
- In the 2008 session, legislature approved a change to state law to allow inclusion of unincorporated territory into municipal urban renewal projects
- Impetus for the bill was the ASARCO smelter redevelopment
- Sponsored by Adams County legislators, Rep. Hodge and Sen. Tochtrop



Background

- This has been a very successful economic development strategy and today's update will cover the draft IGA and consideration of additional TIF projects

Timeline & Milestones

- In 2011, approval of urban renewal plan and cooperation agreement
- In 2015, building construction began in Adams County
- In 2017, the final Adams County land was sold to Trammell Crow
- In 2018, building construction concluded in Adams County
- In 2018, the final closing occurred on the remaining land on the Denver side and construction will begin there
- In 2019, working on three-party IGA and additional projects

Urban Renewal Plan

- Globeville Commercial Redevelopment Plan
- Established broad objectives of redevelopment and elimination of blight in the plan area pursuant to state statute
- Authorized the use of incremental property taxes for project activities
- Substantial amendment to the plan may require stakeholder involvement

Cooperation Agreement

- Three-party agreement between City and County of Denver, Denver Urban Renewal Authority, & Adams County
- Authorizes use of tax increment financing for Section 108 loan collateral and repayment: the “Initial Project”
- Any other project(s) require approval by Denver for their incremental taxes and Adams County for our incremental taxes
- The agreement establishes procedures for authorizing additional projects

Project Outcome



Section 108 Loan – Original Estimates

| Item | Amount |
|---------------------------------------------------|--------------|
| Original Loan Balance | \$10,000,000 |
| Amount Repaid to Date by Land Sales | \$7,549,274 |
| Estimated Amount to be Paid on Final Two Closings | \$1,758,904 |
| Estimate of Outstanding Balance After Land Sales | \$691,820 |
| TIF Obligation Estimate | \$691,820 |

Section 108 Loan – Actuals

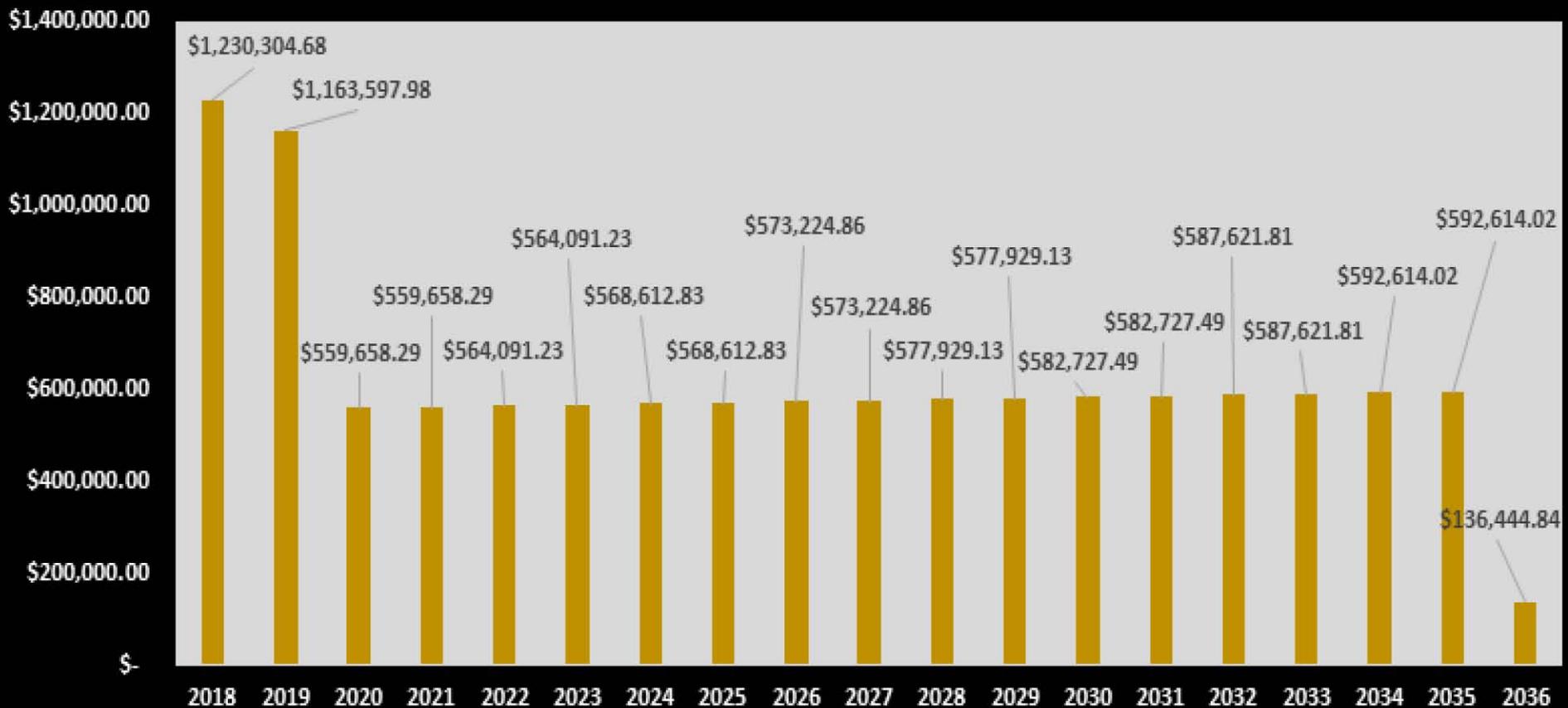
| Item | Amount |
|------------------------------------------------------------------|----------------|
| Original Section 108 Loan granted to Adams County | \$10,000,000 |
| Development Loan between Adams County and Globeville I, LLC | \$10,000,000 |
| Principal paid to HUD by Adams County via CDBG funds | \$1,000,000 |
| Land sale proceeds received by Adams County | \$9,655,918.23 |
| Outstanding balance on the Development Loan owed to Adams County | \$344,081.77 |

Why is there a loan balance?

- Purchase agreement between EnviroFinance Group and Trammell Crow executed in 2014.
- The entire 77 acres is included in a single purchase contract.
- Price escalates each year from 2014-2018.
- Trammell Crow bought more land in 2015 than anticipated because the market was so strong.
- Less land will be purchased at the higher rate because TC accelerated the take down rate based on market conditions.

TIF Revenue Projections

Globeville TIF Revenues



Loan Repayment

- The sale of redeveloped lots is the primary repayment source for the HUD Loan and the Development Loan.
- The amount of land sale proceeds left a balance of \$344,081.77 being owed to Adams County on the Development Loan.

IGA

- Seeking feedback on entering into an IGA with the City & County of Denver and the Denver Urban Renewal Authority for:
 - Determine that the outstanding balance of \$344,081.77 is an eligible expense to be repaid from Tax Incremental Revenues;
 - Acknowledge that repayment of the \$344,081.77 starts the 12-month period for completion of the initial project; and
 - Require Adams County and Denver to work together and jointly recommend eligible projects to DURA prior to the 12-month period ending.

Additional Projects

- 54th Ave construction and intersection improvements from Washington to Franklin – Adams County
 - Total estimated cost: \$7,300,000 for roadway safety and capacity improvements
 - Will include drainage improvements, curb, gutter and sidewalk
 - Intersection improvements at 54th Ave and Washington which will require ROW acquisition
 - Project timeframe: 2022 – 2024
 - Connection to urban redevelopment plan objectives: This project will improve vehicular, bicycle and pedestrian mobility within Washington Street and 54th Ave corridors creating both economic and community safety benefits.



Additional Projects

■ Wayfinding design and installation for Washington Street – Adams County & Denver

- Total estimated cost: \$500,000
- Washington Street is an important gateway for Adams County and the City & County of Denver
- Will include signage design and installation for a cohesive set of signs that accomplish the goals of placemaking, historic interpretation and wayfinding within and nearby the Washington Street corridor from 56th/58th Ave and I-70
- Project timeframe: 2020 – 2021
- Connection to urban redevelopment plan objectives: The sign program will serve the purpose of promoting industrial, commercial and retail uses within the urban redevelopment plan area. The signage will promote commercial and industrial uses in the area and recognize the important historic uses (ASARCO Plant) and connections to the South Platte River Trail, the N Line Train Station, and other nearby amenities.

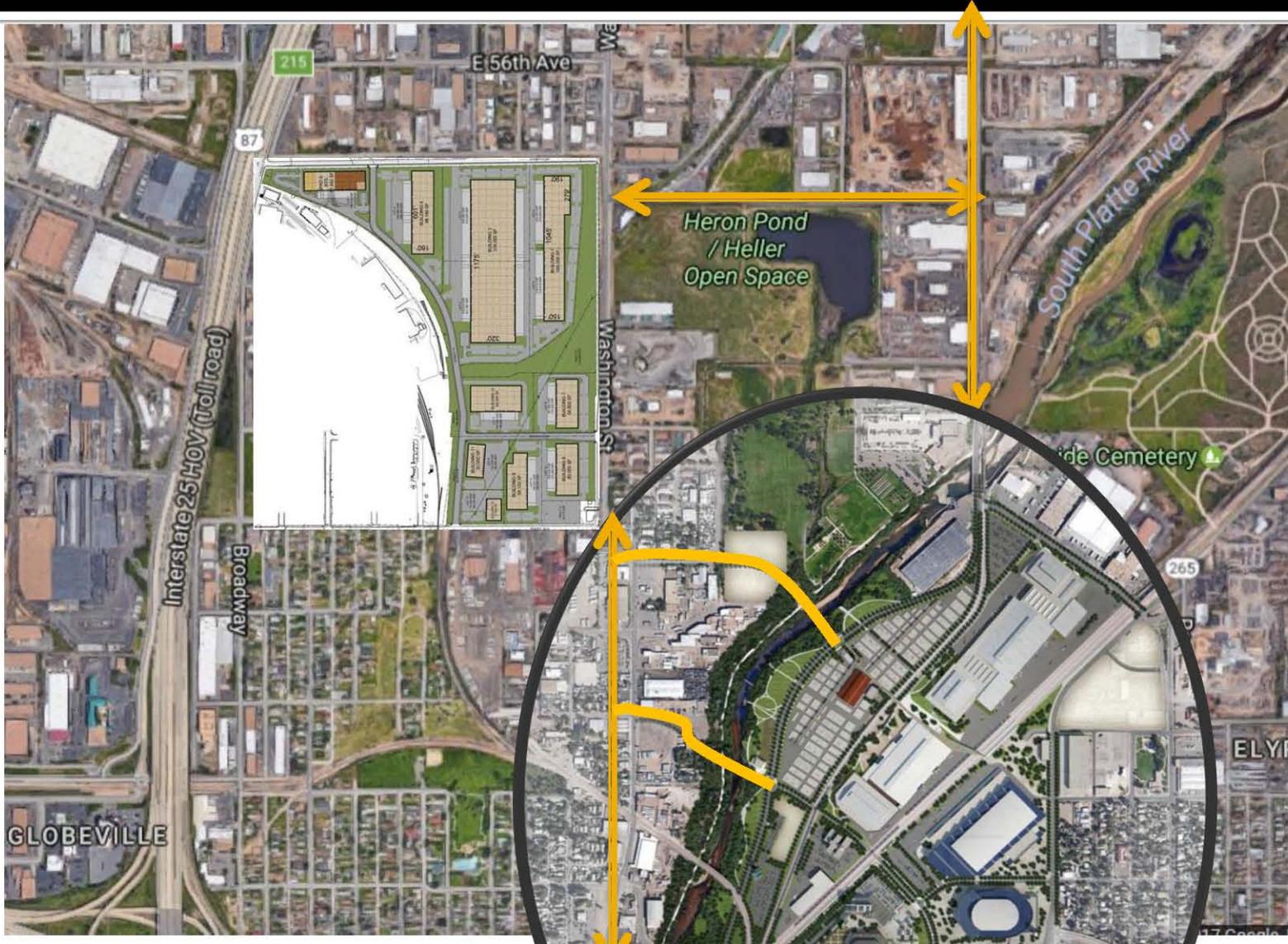
■ Multi-use paths – National Western Center bridges to Washington Street - Denver

- Total estimated cost: \$1,067,656.05
- Will create a new multi-use 12.5-13.5 ft wide path on one side of each 48th Ave and 51st Ave from the National Western Center bridge landings to Washington Street
- Project timeframe: 2022-2023
- Connection to urban redevelopment plan objectives: This project will create access and mobility for pedestrians and bicyclists between the Washington St corridor and the Crossroads Commerce Park to the National Western Center which may help further stimulate growth and development along Washington Street and will benefit nearby neighborhoods and public in general.

Additional Projects

- 51st and Washington Intersection - Denver
 - Total estimated cost: \$2.5M
 - Will include updating the intersection of 51st and Washington to the new standards as its current alignment makes for challenging turning movements and is not a strong gateway into Crossroads Commerce Park. This will include ROW acquisition.
 - Project timeframe: 2022-2023
 - Connection to urban redevelopment plan objectives: The realignment of the intersection will improve the character of the southern gateway into Crossroads Commerce Park, and improve safety for the users of both Washington Street and 51st.

Map of Area Around CCP



Fund Balance

- \$1M general fund transfer to CDBG to fund two projects after we used \$1M of CDBG funds to do an early payment of the Section 108 loan
- Have \$482,000 from the general fund transfer that wasn't spent and want to move ahead with transferring it back to the general fund

Recommendation

- Approval to bring IGA for BoCC approval
- Work with Denver to continue to refine the additional projects and submit them to DURA in order to continue the TIF
- Staff submit a budget amendment to transfer the \$1M from CDBG to the general fund

Questions?



**INTERGOVERNMENTAL AGREEMENT FOR THE
GLOBEVILLE COMMERCIAL URBAN REDEVELOPMENT PLAN**

THIS INTERGOVERNMENTAL AGREEMENT FOR THE GLOBEVILLE COMMERCIAL URBAN REDEVELOPMENT PLAN (this “Intergovernmental Agreement”) dated as of _____, 2019, by and among **ADAMS COUNTY, COLORADO** (the “County”), the **CITY AND COUNTY OF DENVER, COLORADO** (“City”), a home-rule city and municipal corporation of the State of Colorado, and the **DENVER URBAN RENEWAL AUTHORITY (“DURA”)**, a body corporate duly organized and existing as an urban renewal authority under the laws of the State of Colorado (the “State”).

WITNESSETH:

WHEREAS, Adams County (the “County”) is a county of the State of Colorado; and

WHEREAS, the City and County of Denver (the “City”) is a home-rule city and a municipal corporation duly organized and existing under and pursuant to Article XX of the Colorado Constitution and the Charter of the City (the "City Charter"); and

WHEREAS, DURA is a body corporate and has been duly created, organized, established and authorized by the City to transact business and exercise its powers as an urban renewal authority, all under and pursuant to the Colorado Urban Renewal Law, Sections 31-25-101, *et seq.*, Colorado Revised Statutes, (the “Act”); and

WHEREAS, pursuant to Section 31-25-112.5 of the Act, the City, the County and DURA are authorized to cooperate with DURA for the development of the area located adjacent to the City; and

WHEREAS, the Denver City Council approved by ordinance and the Board of County Commissioners of Adams County approved by resolution an urban redevelopment plan known as the Globeville Commercial Urban Redevelopment Plan (the “Urban Redevelopment Plan”), in accordance with Section 31-25-112.5 of the Act; and

WHEREAS, pursuant to Sections 31-25-107 and 31-25-109 of the Act, DURA has the power and authority to issue or incur notes, interim certificates or receipts, bonds, certificates of indebtedness, debentures, advances, or other obligations, including refunding obligations for the purpose of financing the activities and operations authorized to be undertaken by DURA with respect to Urban Redevelopment Projects in accordance with the Urban Redevelopment Plan, the Cooperation Agreement (as defined below), the Act and other related agreements, as approved by the City and the County; and

WHEREAS, DURA, the City, and the County entered into a Cooperation Agreement (the “Cooperation Agreement”) in May, 2011 to guide the redevelopment of the areas outlined within the Redevelopment Plan; and

WHEREAS, the Act, Section 18, Article XIV of the Colorado Constitution, C.R.S. Sections 29-1-201, *et seq.*, and the City Charter authorize the City, the County and DURA to enter into intergovernmental agreements; and

WHEREAS, DURA and the County wish to enter into an intergovernmental agreement regarding reimbursement from “Increment Revenues” (as defined in the Urban Redevelopment Plan) pursuant to the Cooperation Agreement and to set forth the process by which additional projects may be considered.

NOW, THEREFORE, in consideration of the foregoing recitals, and the following terms and conditions, DURA, the City and the County hereby agree as follows:

ARTICLE I
ELIGIBLE ACTIVITIES

Section 1.1 Initial Project

The Initial Project is defined in Section 6.1 (a) of the Cooperation Agreement. The Urban Redevelopment Plan authorized DURA to incur obligations not to exceed ten million five hundred thousand dollars (\$10,500,000.00) payable from Increment Revenues pursuant to the terms of the Cooperation Agreement to finance the work paid for from the Section 108 Guaranteed Loan of up to ten million dollars (\$10,000,000.00), as described in Section 1.2 below, and costs incurred associated with DURA requirements of up to five hundred thousand dollars (\$500,000.00) in order to complete the Initial Project.

Section 1.2 Section 108 Loan Status

In 2009, the County was awarded a ten million dollar (\$10,000,000.00) Section 108 Guaranteed Loan from the U.S. Department of Housing and Urban Development (“H.U.D.”) to facilitate the redevelopment of a site within the Urban Redevelopment Area. The County entered into a loan agreement with H.U.D. (“HUD Loan”) for ten million dollars (\$10,000,000.00) and simultaneously the County also entered into a loan agreement with Globeville I, LLC, acting as the developer of the to-be-redeveloped site (“Development Loan”). Collectively, the HUD Loan and the Development Loan may be referred to herein as the “Loans.” Globeville I, LLC executed draws on the HUD Loan for the full ten million dollar (\$10,000,000.00) loan amount during the course of the redevelopment. Each draw was verified and increased the balance on the HUD Loan and Development Loan. The repayment source for the Loans is the proceeds from land sales as Globeville I, LLC sold the redeveloped property under a phased development approach.

Section 1.3 Payments by the County on HUD Loan

In 2011, in order to meet a requirement for the timely spending of H.U.D. funds, the County made a one million dollar (\$1,000,000.00) prepayment on the HUD Loan using County

Community Development Block Grant funds. After making this pre-payment, the HUD Loan principal balance was reduced to nine million dollars (\$9,000,000.00), while the Development Loan principal balance to Globeville I, LLC remained at ten million dollars (\$10,000,000.00).

Section 1.4 Repayment of Development Loan

The sale of redeveloped lots in the area specified in the Urban Renewal Plan is the primary repayment source for the HUD Loan and the Development Loan. The total amount of proceeds resulting from land sales is nine million, six hundred and fifty-five thousand, nine hundred and eighteen dollars and twenty-three cents (\$9,655,918.23). The proceeds of the land sales completely satisfied the HUD Loan, and left a remaining balance of three hundred and forty-four thousand, eighty-one dollars and seventy-seven cents (\$344,081.77) on the Development Loan. There is no remaining balance on the HUD Loan. There remains a balance on the Development Loan of three hundred and forty-four thousand, eighty-one dollars and seventy-seven cents (\$344,081.77). The Parties agree the remaining balance of the Development Loan after all land sales is an eligible amount to be repaid from Increment Revenues.

ARTICLE II TAX INCREMENT FINANCE

Section 2.1 Repayment of Remaining Balance of Development Loan with Tax Increment Financing

The County has provided documentation substantiating the land proceeds as described in Section 1.4, and within fourteen (14) days of the Effective Date, DURA will wire three hundred and forty-four thousand, eighty-one dollars and seventy-seven cents (\$344,081.77) to the County, which is the remaining balance on the Development Loan as described in Section 1.4. Upon receipt of such funds, the County will provide Globeville I, LLC with the promissory note showing a release of payment and final statement or similar written documentation showing a release of obligation from the Development Loan.

ARTICLE III ACTIVITIES BEYOND INITIAL PROJECT

Section 3.1 Actions After Completion of Initial Project

As defined in the Cooperation Agreement, the term of incremental tax collection shall cease upon the earlier of: (i) twelve (12) months after the Completion of the Initial Project and the repayment of all obligations unless DURA is otherwise noticed in accordance with the Cooperation Agreement, or (ii) the date that is twenty-five (25) years from the latest date of approval of the Urban Redevelopment Plan authorizing the use of tax increment financing.

The date on which repayment of the \$344,081.77 occurs (the “Date”) will commence the twelve (12) month period referenced in Section 5.1 of the Cooperation Agreement. DURA shall provide notice of the Date in accordance with Section 5.2 of the Cooperation Agreement.

Section 3.2 Actions by the County

The County and the City shall diligently coordinate with one another in reviewing and jointly recommending eligible projects to DURA as outlined in the Urban Redevelopment Plan and the Cooperation Agreement, including, if applicable, the order of precedence of funding for each eligible project. All projects shall be in furtherance of the objectives of the Urban Redevelopment Plan and such projects will have a direct benefit to the Initial Project as well as the surrounding area experiencing impacts resulting from the Initial Project. All projects shall be approved on behalf of the County by the County Director of Finance, and by the City in accordance with Section 3.3 herein.

The County shall notify DURA if the County intends to use County Property Tax Increment derived from taxing jurisdictions other than the County and if so, acknowledges that DURA will be required to enter into an agreement with each of the other taxing entities whose property tax is to be used in calculating the County Property Tax Increment.

Section 3.3 Actions by the City

The City and the County shall diligently coordinate with one another in reviewing and jointly recommending eligible projects to DURA as outlined in the Urban Redevelopment Plan and the Cooperation Agreement, including, if applicable, the order of precedence of funding for each eligible project. All projects shall be in furtherance of the objectives of the Urban Redevelopment Plan and such projects will have a direct benefit to the Initial Project as well as the surrounding area experiencing impacts resulting from the Initial Project. All projects shall be approved on behalf of the City by both the City Manager of Finance and the City Manager of Public Works, and by the County in accordance in accordance with Section 3.2 herein.

The City shall notify DURA if the City intends to use City Property Tax Increment derived from taxing jurisdictions other than the City, and if so, acknowledges that DURA will be required to enter into an agreement with each of the other taxing entities whose property tax is to be used in calculating the City Property Tax Increment.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Agreement to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

ADAMS COUNTY

By _____
Chair

APPROVED AS TO FORM:
Adams County Attorney

By _____
County Attorney

DENVER URBAN RENEWAL AUTHORITY

By _____
Name:
Title:

ATTEST:

By _____
Tracy M. Huggins, Secretary

CITY AND COUNTY OF DENVER
[ADD CITY SIGNATURE PAGE]



STUDY SESSION AGENDA ITEM

| | |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: | December 10, 2019 |
| SUBJECT: | Oil and Gas Update |
| FROM: | Jill Jennings Golich, Director Katie Keefe, Environmental Program Manager Greg Dean, Oil and Gas Liaison |
| AGENCY/DEPARTMENT: | Community & Economic Development |
| ATTENDEES: | Jill Jennings Golich, Katie Keefe, Greg Dean, Keith Huck |
| PURPOSE OF ITEM: | To provide the Commissioners with new, emerging and changing information pertaining to oil and gas activities within the County, as well as updates on proposed COGCC rulemakings and AQCC regulations. |
| STAFF RECOMMENDATION: | Update and Direction |

BACKGROUND:

Staff will brief the Board on findings and recommendations from the oil and gas regulations task force addressing worker safety training and certification requirements, discuss mechanism for collaborating with APCD (CDPHE) on oil and gas compliance inspections within unincorporated Adams County, and other emerging concerns pertaining to oil and gas activities within the County. Staff will also brief the Board on proposed regulation amendments, subsequent meetings and upcoming hearings associated with rulemakings for COGCC and CDPHE.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

CDPHE

ATTACHED DOCUMENTS:

Presentation

FISCAL IMPACT:

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

Fund: _____

Cost Center: _____

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

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

New FTEs requested: YES NO

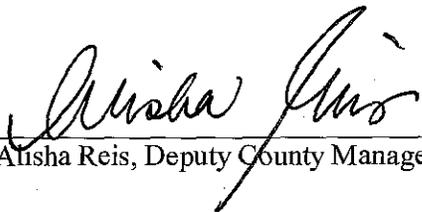
Future Amendment Needed: YES NO

Additional Note:

APPROVAL SIGNATURES:



Raymond H. Gonzales, County Manager

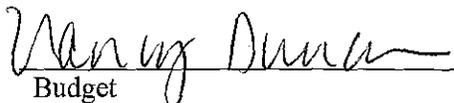


Alisha Reis, Deputy County Manager

Bryan Ostler, Deputy County Manager

Chris Kline, Deputy County Manager

APPROVAL OF FISCAL IMPACT:



Wendy Duvall
Budget

OIL AND GAS REGULATIONS - SAFETY TRAINING AND CERTIFICATION TASK FORCE

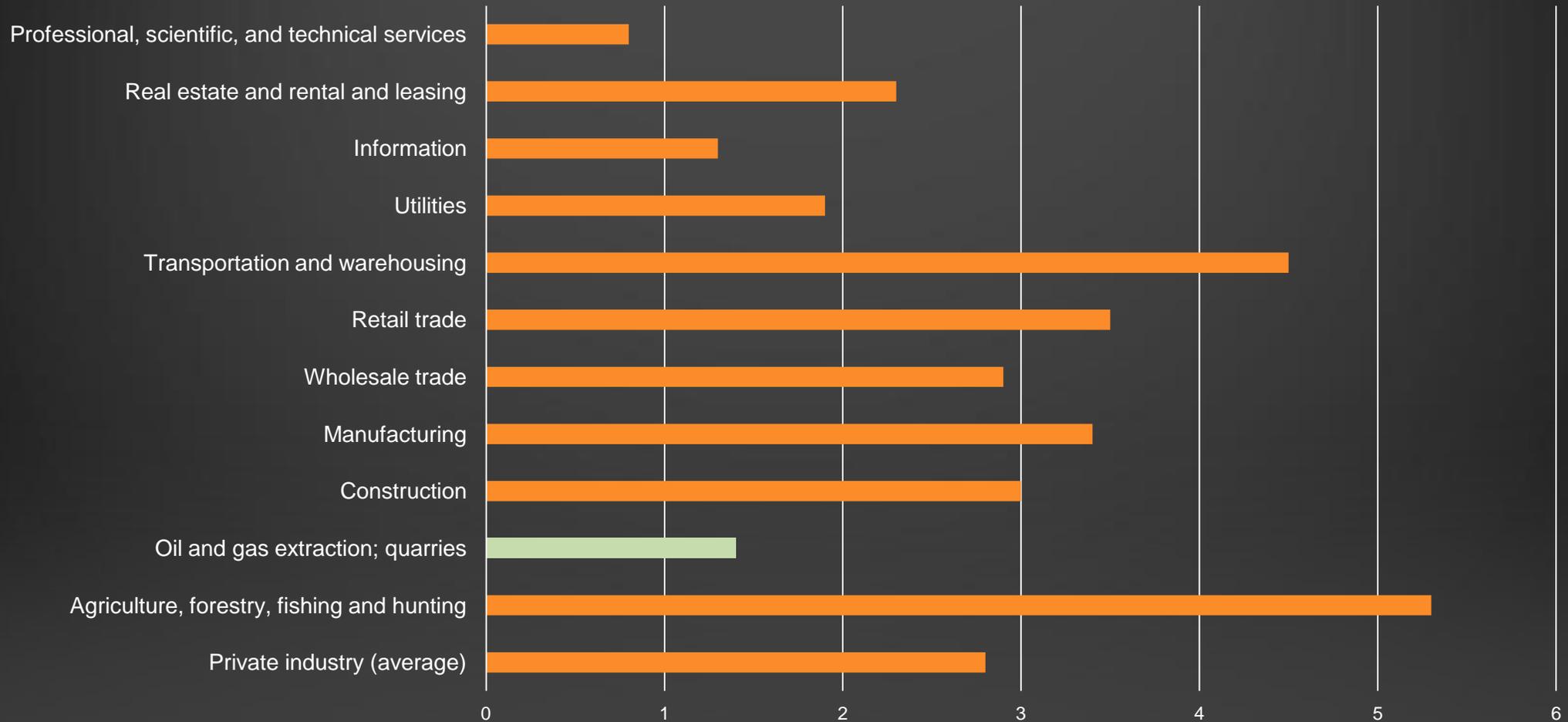
FINDINGS AND RECOMMENDATIONS

TASK FORCE FINDINGS:

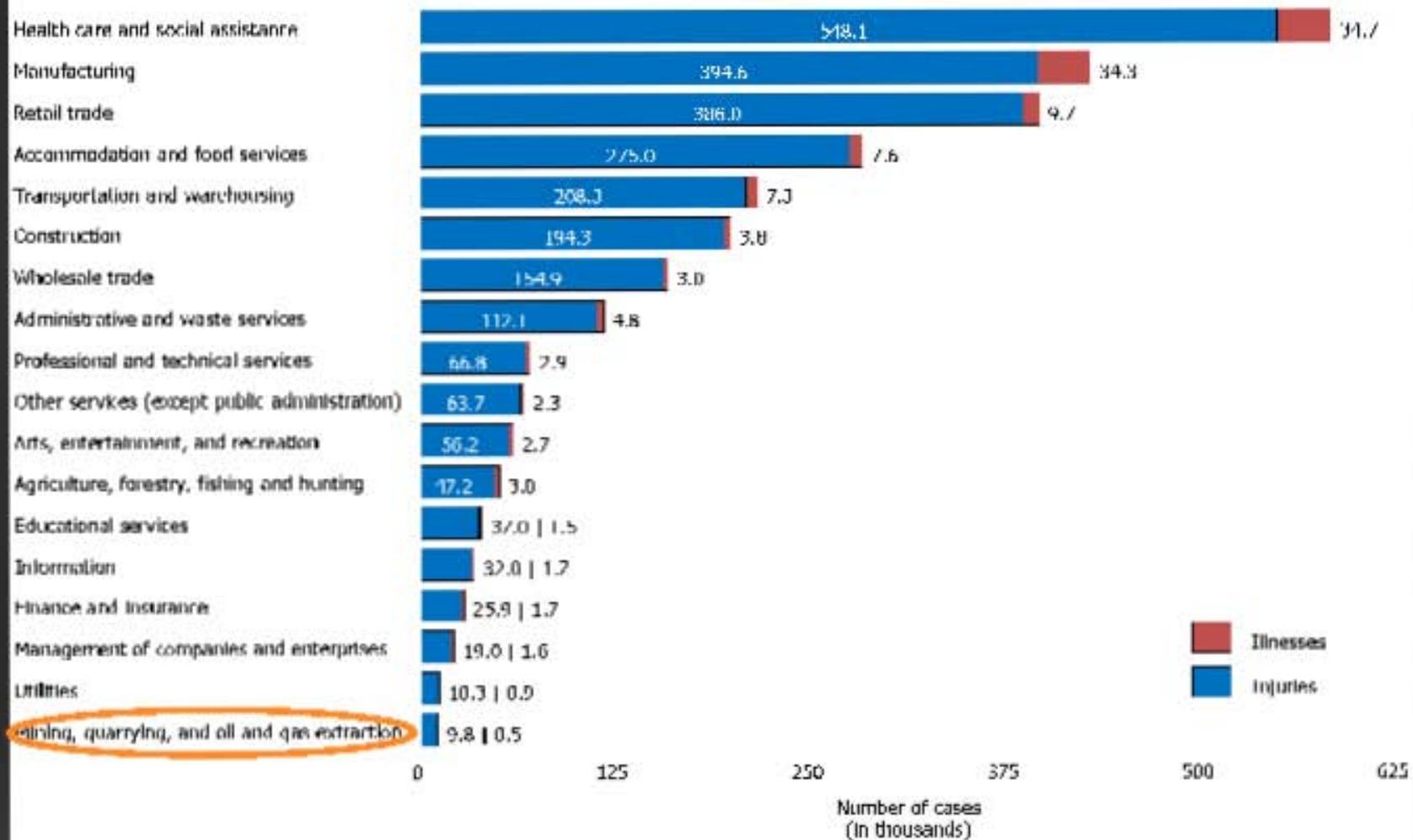
CURRENT SAFETY MANAGEMENT SYSTEM PERFORMANCE REQUIREMENTS, INCLUDING WORKER TRAINING AND CERTIFICATION REQUIREMENTS, BROADLY COVERS ANY LIKELY GAPS BETWEEN INDUSTRY PRACTICES AND EXISTING WORKER SAFETY AND CERTIFICATION REGULATIONS.

SAFETY PROGRAM EFFECTIVENESS

2018 Injury and Illness Incident Rate by Industry Category



Distribution of nonfatal occupational injuries and illnesses by private industry sector, 2017



Injuries accounted for 95 percent of cases reported among all private industry workplaces combined in 2017, as well as the majority of cases reported among individual industry sectors. Illnesses accounted for only a small fraction of cases reported in each industry sector.

TASK FORCE RECOMMENDATION

OGF PERMIT APPLICATION INCLUDES SAFETY PROGRAM STATEMENT
SIGNED BY THE OPERATOR/APPLICANT CERTIFYING:

1. Compliance with Safety Management System performance requirements; and
2. Oversight of Subcontractor Compliance with Safety Training, Certification and Recordkeeping requirements.

OUTCOME

SIGNED STATEMENT ON OGF PERMIT APPLICATION
DEMONSTRATING OPERATOR COMPLIANCE WITH SAFETY
MANAGEMENT SYSTEM REQUIREMENTS OF SECTION 4-10-02-03-
03-03-6



STUDY SESSION AGENDA ITEM

| | |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE: | 12/10/2019 |
| SUBJECT: | Adams County Severe Weather Activation Plan (ACSWAP) Pilot Project |
| FROM: | Sam Olson, Homelessness Liaison |
| AGENCY/DEPARTMENT: | Adams County Department of Community Safety & Well-Being, Cold Weather Care, ACCESS Housing, Almost Home, Growing Home |
| ATTENDEES: | Sam Olson, Linda Barringer, Michael McKelvey (Invited: Megan Vizina, Belia Casillas, Karen Fox Elwell, Ashley Dunn, Don Burnes) |
| PURPOSE OF ITEM: | Approval for pilot project and proposed budget |
| STAFF RECOMMENDATION: | BOCC approves project and budget so that community partners can provide severe weather shelter for individuals and families experiencing unsheltered homelessness. |

BACKGROUND:

The cold weather season is upon us and we find the region grappling with ways to provide shelter people experiencing unsheltered homelessness when inclement weather occurs (32 degrees and below and wet, and 20 degrees and below and dry). So far during this cold weather season, there have been at least 8 nights of shelter activation in areas where severe weather sheltering is available. Adams County shelter providers, including ACCESS Housing, Almost Home, Cold Weather Care, and Growing Home, and the Department of Community Safety & Well-Being have partnered together to present a phased severe weather activation plan for Adams County (ACSWAP) during the cold months – October (or now) to April. In order to prevent deaths of people experiencing homelessness in the 2019-2020 winter season, we propose piloting a severe weather activation response sheltering by creating intake sites at agencies listed above, administering hotel/motel vouchers, providing cold weather gear.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Community Safety & Well-Being (Poverty Reduction), ACCESS Housing, Almost Home, Cold Weather Care, and Growing Home.

ATTACHED DOCUMENTS:

FISCAL IMPACT:

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

Fund: \$50,000

Cost Center: 1039

| | Object Account | Subledger | Amount |
|----------------------------------------------------|-----------------------|------------------|-----------------|
| Current Budgeted Revenue: | | | \$50,000 |
| Additional Revenue not included in Current Budget: | | | |
| Total Revenues: | | | <u>\$50,000</u> |

| | Object Account | Subledger | Amount |
|-------------------------------------------------------------|-----------------------|------------------|-----------------|
| Current Budgeted Operating Expenditure: | | | |
| Add'l Operating Expenditure not included in Current Budget: | | | \$50,000 |
| Current Budgeted Capital Expenditure: | | | |
| Add'l Capital Expenditure not included in Current Budget: | | | |
| Total Expenditures: | | | <u>\$50,000</u> |

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

Working with Department of Community Corrections & ITi for allocation of funds.

APPROVAL SIGNATURES:



Raymond H. Gonzales, County Manager



Alisha Reis, Deputy County Manager

Bryan Ostler, Deputy County Manager

Chris Kline, Deputy County Manager

APPROVAL OF FISCAL IMPACT:

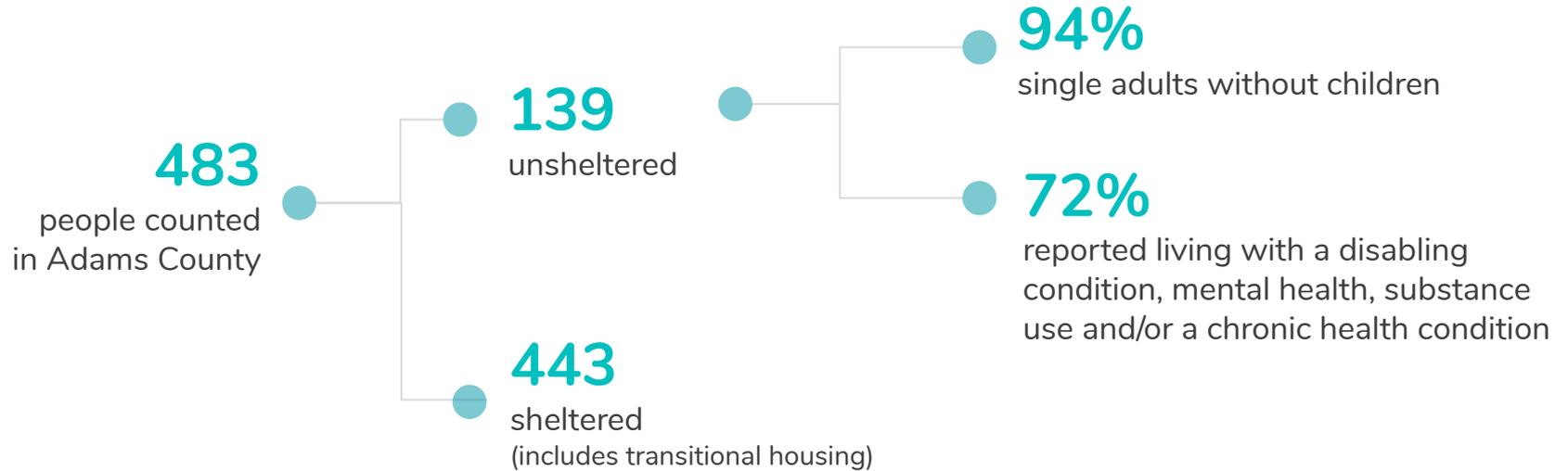


Budget

Adams County Severe Weather Activation Plan



2019 Point-in-Time Count



The PIT Count surveys people experiencing literal homelessness to provide a snapshot of who is experiencing homelessness on any given night. For 2019, folks were surveyed from Monday Jan 28, 2019 to Tuesday Jan 29, 2019. All survey responses are self reported.

Severe Weather Activation Plan

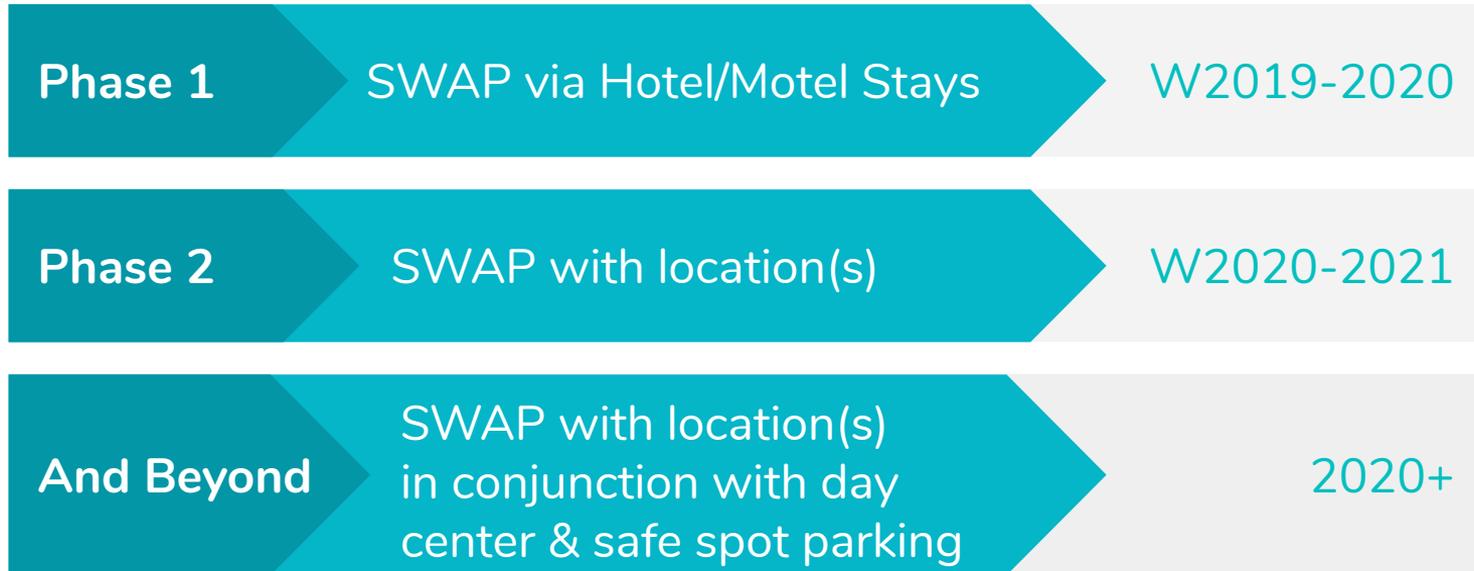
- A life-saving response to shelter people experiencing homelessness when the weather meets the severe weather standard of
 - 32°F and below, wet
 - 20°F and below, dry
- Operates October 1st to April 30th
- Varied responses and models across metro Denver region
- Estimated 60 nights of activated severe weather sheltering

In the 2018-2019 Winter Season, Adams County experienced...

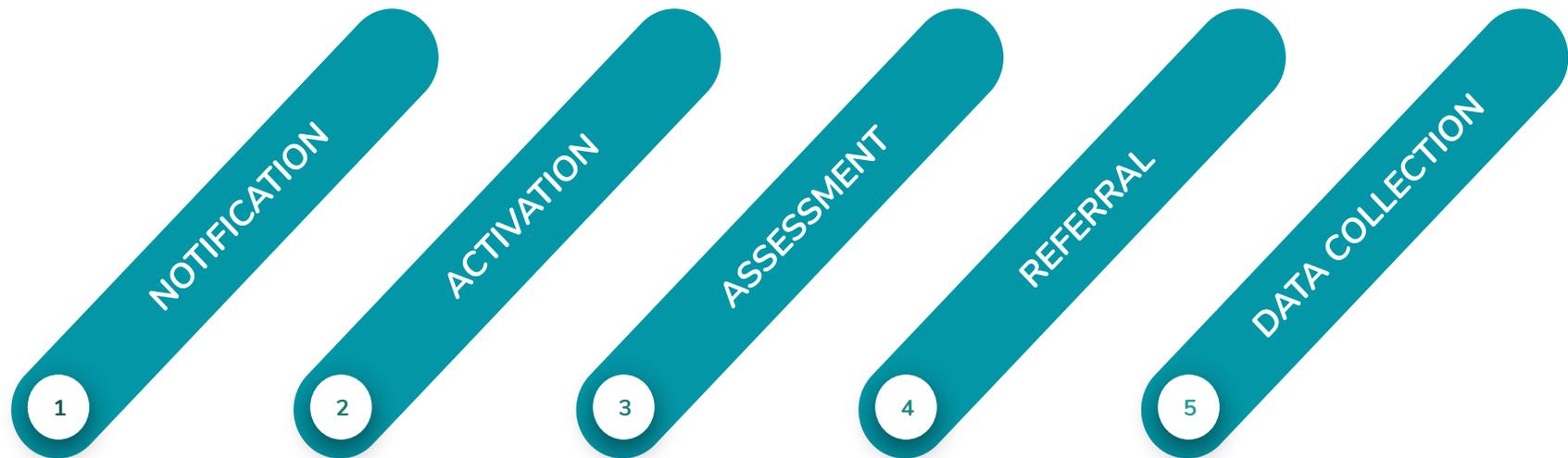
| | Brighton | Byers | Northglenn |
|-----------------------------|----------|-------|------------|
| Counts of 32°F & below, wet | 28 | 32 | 27 |
| Counts of 20°F & below, dry | 63 | 81 | 51 |

Source: National Oceanic and Atmospheric Administration (NOAA) National Weather Service (NWS)
Collected by dates (Oct 1, 2018-Apr 30, 2019), weather conditions, NWS locations within Adams County, and total days that met weather the conditions: 32°F & below, wet, and 20°F & below, dry

Adams County Severe Weather Activation Plan



AC SWAP: Phase 1 Hotel/Motel Stays



Notification

- Designated person will determine severe weather by 10:00 AM daily from October 1st (or when implemented) to April 30th
- Severe weather can be called for 1-3 days
- Notify...
 - Service providers, municipalities, police, dispatch, sheriff's office, OEMs, fire departments, food banks, libraries, etc. via email
 - Post on ACCH website, Facebook pages
 - Added to palm card with additional services/resources
 - Recorded phone message (ITi to help set up)

Activation

- Community partners will activate as intake sites for people needing severe weather assistance
 - Commerce City: ACCESS Housing
 - Brighton: Almost Home
 - Northglenn/Thornton: Cold Weather Care
 - Westminster
- Intakes will take place during specific time periods
- Procedure for on-call/intakes during weekends/after hours still in the works

Assessment

- Intakes will be conducted through the Homeless Management Information Systems (HMIS)
- Standardized screening questions to determine need and available, appropriate resources

Referral

- a) Refer to shelter, if applicable
 - Intake sites will be in communication with shelter providers to determine number of available beds
- b) Refer to hotel/motel stay
 - Standardized assessment to ensure need is matched to hotel/motel stay
 - Prioritizing singles, people living with a disabling condition, people with pets, families
 - Intake site to call for available rooms & determines cost, fills out voucher on NCR paper
 - Provides bus ticket(s) or gas card(s) to travel to hotel/motel
- c) Provide cold weather gear, food and hygiene kits

Data Collection

- Through HMIS, tracking basic demographics and outcome of contact e.g. shelter referral, hotel/motel stay, cold weather gear or no outcome
- Determine level of the need and the intervention provided for future SWAP phases
- Learn more about people in need of shelter and housing, in addition to the PIT Count, McKinney Vento, etc.

AC SWAP: Phase 1 Hotel/Motel Stays

| | 2019 | 2020 | 19-20 Season (starting in Dec) |
|----------------------------------------------------------------------|----------------|-----------------|-----------------------------------|
| Hotel/Motel Stays: estimating 8 vouchers available during activation | \$5,600 | \$22,400 | \$28,000 |
| Transportation: gas cards, bus tickets | \$672 | \$2,688 | \$3,360 |
| Flex Funds: cold weather gear, printing, misc. | \$280 | \$1,120 | \$1,400 |
| Intake Site Admin (3 sites) | \$2,520 | \$10,080 | \$12,600 |
| Total | \$9,072 | \$36,288 | \$45,360 |

Identified funds from
county depts

Pull from homelessness
initiatives budget

AC SWAP: Phase 2

Location(s)

- Currently 20 “beds in a box” available
- Space for people to sleep, bathrooms, designated rooms or space for families, and a space for intake and meals
- Accessible
- Hotel/motel stays available for people who are not comfortable in a shelter setting
- Hours of operation 6PM-7AM at minimum
- Additional services provided: DHS benefits, veterinarian services, health screenings, etc.
- Ideally, this location could eventually be tied to a day center/warming site and a safe spot parking program site (part of AdCo Homelessness Action Plan)

AC SWAP Next Steps

2020-2021 SWAP

- Continue conversations with municipalities and community partners re: locations
- Build municipal buy-in, explore IGA for sustainable SWAP
- Lessons learned from 19-20 pilot, investigate data collected
- Continue exploring and implementing life-saving initiatives

And Beyond

- Severe weather sheltering is one piece of the continuum of housing
- Tie into day center, warming sites, resource navigation, street outreach, safe spot parking, etc.- all included in Action Plan

Thank you!

