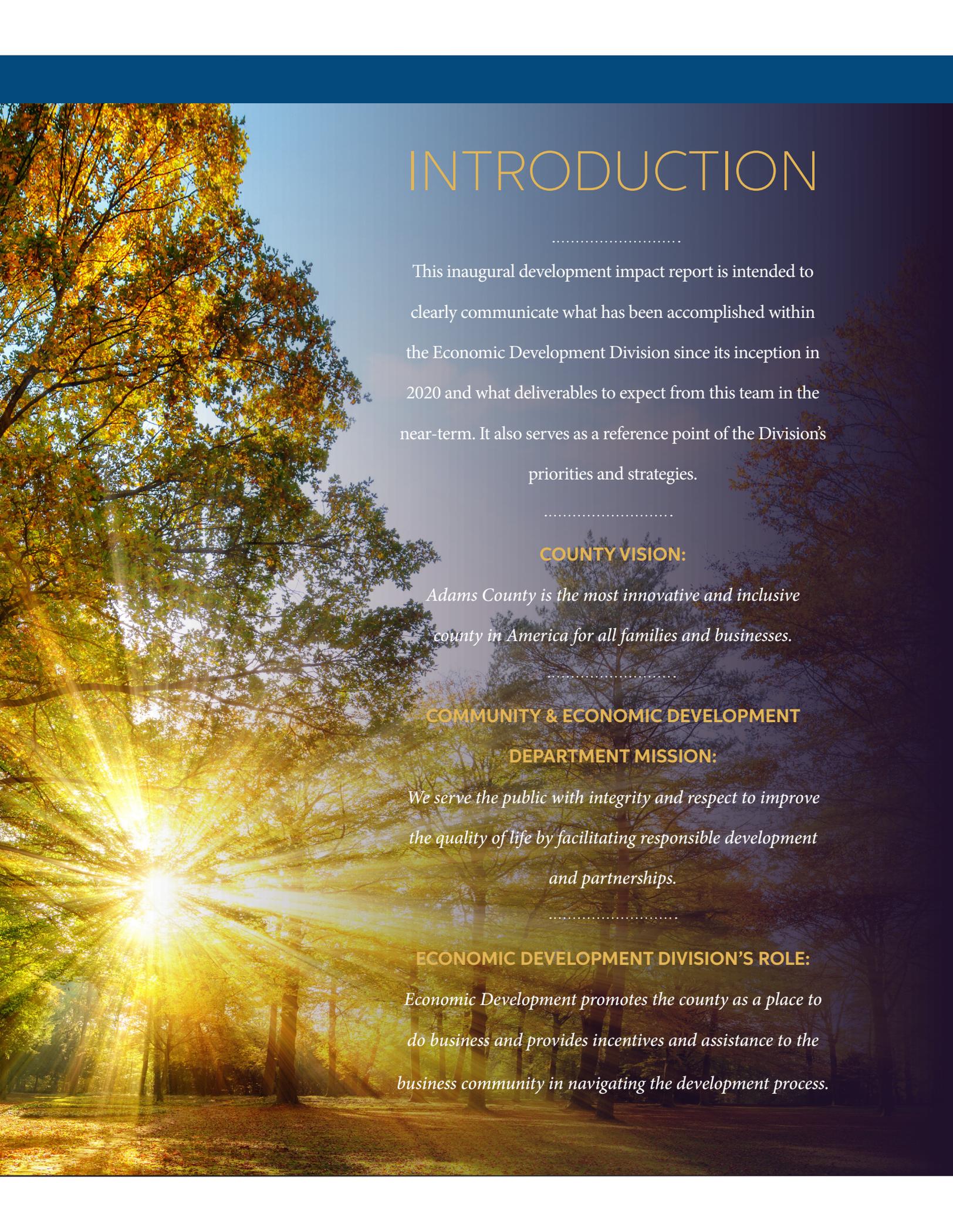


ADAMS COUNTY  
ECONOMIC DEVELOPMENT  
IMPACT REPORT  
2020 - 2022



*Pecos Logistics Park*





# INTRODUCTION

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This inaugural development impact report is intended to clearly communicate what has been accomplished within the Economic Development Division since its inception in 2020 and what deliverables to expect from this team in the near-term. It also serves as a reference point of the Division's priorities and strategies.

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## **COUNTY VISION:**

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

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## **COMMUNITY & ECONOMIC DEVELOPMENT**

### **DEPARTMENT MISSION:**

*We serve the public with integrity and respect to improve the quality of life by facilitating responsible development and partnerships.*

.....

### **ECONOMIC DEVELOPMENT DIVISION'S ROLE:**

*Economic Development promotes the county as a place to do business and provides incentives and assistance to the business community in navigating the development process.*

# BACKGROUND

Contemporary practice demonstrates the value of integrating the functions of Community Development with those of Economic Development through streamlined processes, clear communications, and consistency in the way Adams County responds to the development community. The Community & Economic Development Department of today combines long-range planning, development review, and permitting to move a project from beginning to end within a single work team. Additionally, the department has the expertise to work with affordable housing development and environmental programs. Working alongside professionals in these technical areas, the Economic Development Division strives to provide exceptional service to the businesses and developers of Adams County.



- 1. Encourage a “people first” philosophy in economic development that is committed to innovation, exceptional service, and transparency.*
- 2. Foster fair and equitable economic development throughout the county.*
- 3. Guide growth and development to targeted areas and provide compatible transitions between land uses.*
- 4. Build and sustain a resilient and diverse economy.*
- 5. Promote the character and potential of the area through strong partnerships and effective collaboration with key stakeholders.*

# ACCOMPLISHMENTS (2020 – 2022)

## COVID-19 RESPONSE

Program Name	Source of Funds	Total Grants	Total Dollars
Mini-Grants Program	CARES ACT	1,066	\$2,496,408
Restaurant Relief Program	CARES ACT	213	\$2,130,000
Small Business Relief Program	State and DOLA	132	\$640,500
Small Business Stabilization Program	State and DOLA	91*	\$1,384,182
<b>Total All Programs</b>		1,502	\$6,651,090

\*of the 91 businesses, 33 reported being minority owned.

Adams County’s Economic Development Division worked with local, state, and federal partners during the COVID-19 pandemic to support local businesses and ensure economic resiliency. The county provided over 1,500 grants to the business community, totaling more than \$6.6 million, as well as other initiatives such as the AdCo To Go and Expanded Outdoor Space programs that offered interim support to businesses during the pandemic.

## ADCO TO GO AND EXPANDED OUTDOOR SPACE

Through the AdCo To Go program, an interactive map that highlighted businesses open for takeout or delivery, Adams County was able to compile and highlight the offerings that were pulled together by various communities across the county. By coming together to support our local restaurants, we ensured their vitality today and into the future.

The Expanded Outdoor Space initiative permitted existing businesses located in unincorporated Adams County to temporarily engage in commerce outside of their normal footprint to allow for social distancing and public health measures related to COVID-19. A \$5,000 grant was created in conjunction with the initiative to cover costs associated with expanding temporary outdoor space.

## BUSINESS REGISTRATION PROGRAM

Adams County’s online Business Registration platform allows businesses to sign up to receive updates on county resources and other relevant news. The registration is voluntary and open to all businesses located within Adams County to use immediately. Since the inception of the program in 2022, we have registered 137 Adams County businesses and have planned several outreach and marketing initiatives this year to help boost registrations to 350 businesses by the end of 2023.

## EXECUTED INCENTIVES

Assessed Tax Year	2019	2020	2021	2022	2023	2024
Number of Active Agreements	3	3	7	7	7	8
Number of New FTEs/ Retained Employees	1,134	1,181	2,976	3,061	3,151	3,262
Max Incentive Payout	\$845,842	\$924,166	\$1,750,886	\$1,673,400	\$1,569,541	\$1,737,049
Actual Incentive Payout	\$291,298	\$388,409	\$357,183	\$225,154	N/A	N/A
Payout Per New/Retained Employee	\$257	\$329	\$120	\$74	N/A	N/A



*Rotella Park*



# URBAN RENEWAL AREAS

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The Community & Economic Development Department serves as the lead for the county in working with municipalities to implement the visions of urban renewal plans that guide redevelopment projects and activities. It is our philosophy that by taking an active role in collaborating with the cities and their urban renewal authority staff, we can better work toward common goals that benefit the residents and businesses of Adams County. Over the past three years, the areas highlighted below have been active or in formation.

**GLOBEVILLE COMMERCIAL URBAN DEVELOPMENT** (Denver Urban Renewal Authority) .....

This 77+ acre former ASARCO industrial site underwent substantial environmental remediation to prepare for commercial redevelopment. The current focus is on projects for bike and pedestrian, intersection, and roadway improvements along Washington Street between 51st and 54th Avenues. Combined, these projects represent over \$16.5 million in public investment.

**COLORADO SCIENCE & TECHNOLOGY PARK** (Aurora Urban Renewal Authority) .....

The Fitzsimmons Innovation Community and adjacent Anschutz Medial Campus form one of the largest bioscience developments in the country and represent the second largest economic engine in Colorado behind Denver International Airport. A second tax increment financing (TIF) district was formed in 2022, which will add commercial and flex space complementary to biosciences and University of Colorado facilities. It is estimated to attract over \$1 billion in private investment over 20 years. Infrastructure and park improvements over 10 years are estimated at \$83.4 million in public investment.

**MILE HIGH GREYHOUND PARK** (Commerce City Urban Renewal Authority) .....

Located on the site of a former dog racing track, this area is growing into a mixed-use campus in the heart of Commerce City. At build-out, it will include approximately 500 new rental apartments with an emphasis on sustainability through LEED certifications, as well as affordability to include 50 units of permanently supportive housing. There is currently activity in progress to complete a 122-key hotel, multi-cultural institutional building, and a future food hall.

**SAND CREEK BUSINESS AREA** (Commerce City Urban Renewal Authority) .....

The Sand Creek Business Area Urban Renewal Plan was formed in 2022 and is based on a single developer creating an employment/logistics center. The project is estimated at over 840,000 square feet across six buildings on this former landfill site of approximately 65 acres. The project will take a vacant site that currently generates approximately \$3,000 in annual property tax, to over \$1 million in property tax revenue at build-out over 25 years. This is in addition to the benefits of environmental remediation and job creation.

**72ND & COLORADO STATION AREA** (Commerce City Urban Renewal Authority) .....

This innovative approach to a city/county partnership in cost sharing at the inception of an urban renewal area marks a positive change in how this redevelopment tool is deployed. Once the area is defined and a plan adopted, the work will include environmental remediation, infrastructure improvements, and other supportive development activities to promote a transit-oriented development (TOD) neighborhood served by commuter rail.



*Mile High Greyhound Park*



# SUCCESS STORIES

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## **PROST BREWING**

Adams County partnered with the City of Northglenn in 2022 to bring Prost Brewing Company to the Northglenn Marketplace. The 53,000 square-foot brewery has already received national recognition as one of the most sustainable and technologically advanced breweries planned in the country and will serve as their regional production and distribution center. The \$25 million investment by Prost will also see them establish a new corporate headquarters onsite. The company is building their largest biergarten in the Marketplace, which is expected to attract over 350,000 patrons annually. The county was proud to work with Northglenn and Prost on this site, as it not only brings a wide range of well-paying jobs, but also helps to revitalize the industry base in Northglenn.

## **TRUSTILE DOORS**

County staff worked closely with TruStile Doors in 2019-2020 to assist them in opening a new headquarters and production plant in the Welby neighborhood of unincorporated Adams County. The 12.8-acre site was a remediated brownfield location that now combines a 65,000-square-foot corporate office with a 220,000-square-foot modern factory, employing over 500 people. The facility has been nationally recognized for its renewable energy design with rooftop solar and biomass boilers helping to cut energy use by over half, a significant outcome for a production facility of its size. The development was recognized in 2020 by the Colorado Chapter of the National Association of Industrial and Office Properties (NAIOP) as their Industrial Development Project of the Year and in 2021 by the Urban Land Institute Colorado Chapter with an Innovation Award.

## **LUNA GOURMET/BOYER'S COFFEE**

On March 31, 2020, the Boyer's Coffee House and Roastery at 7295 Washington St. experienced a catastrophic fire that rendered the facility, which included portions of a 1927 schoolhouse, unusable. Staff worked closely with the company to help them remain in Adams County and elevate their profile in a new location. The Economic Development team liaised with the company and the Chief Building Official to permit new coffee roasting equipment and ensure the new facility made its reopening deadline. Today, staff is working with Luna Gourmet and other community partners on redevelopment of the original site for a mixed-use project that includes affordable housing and a coffee shop, preserving the 1927 schoolhouse façade.

# Looking back - COMMUNITY AND ECONOMIC DEVELOPMENT IN 2022



Conceptual review meetings conducted

80

Land-use cases taken to public hearings

55



Amount of annual grant funding invested in the community (CDBG and HOME combined)

\$2.8 MILLION

Additional grant funding invested in the community (beyond CDBG and HOME)

\$9.7 MILLION



Building permits issued

3,816

Average staff review time (days)

5 (down from 11 in 2020 and 17 in 2021)



One-Stop customer satisfaction rating



84% (from 257 responses collected)

Marijuana Licenses issued

13



Marijuana sales tax revenue

\$500,000+





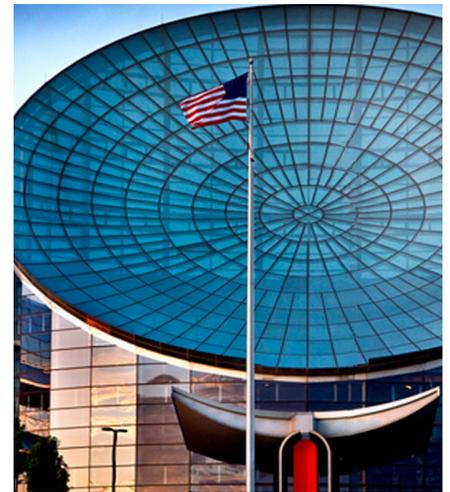
# WHAT'S NEXT?

A fully staffed Economic Development team will ensure greater coordination with the community in the development process. We will continue to work with all the Community & Economic Development divisions to deliver exceptional service and foster fair and equitable development throughout the county. We have added new software and tools that will help us build and sustain a resilient and diverse economy and are actively strengthening our relationships with local partners and key stakeholders, including Adams County Regional Economic Partnership (ACREP), the Small Business Development Center (SBDC), Manufacturer's Edge, Colorado Office of Economic Development and International Trade (OEDIT), Metro Denver Economic Development Council (MDEDC), and our counterparts in Adams County municipalities.

Additionally, we are planning several outreach and marketing initiatives, including hosting Adams County municipalities at the national ICSC Conference in May, promoting the Business Registration Program at local county events, and attending at the SelectUSA conference on foreign direct investment, along with conferences sponsored by the International Economic Development Council (IEDC) and the Economic Development Council of Colorado (EDCC).

This year, you will see several key deliverables that will outline our strategic approach to economic development in Adams County, including:

Deliverable	Timing
Incentive Policy Update to the Board	Q1 2023
Impact Report	Q1 2023
County Economic Profile	Q2 2023
Economic Development Strategic Plan	Q2 2023
Business Retention and Expansion Strategy	Q2 2023
Economic Development Annual Workplan	Q4 2023



*Clockwise from top left: CO-224 and Washington St.,  
Maxar Technologies, Stanley Marketplace, Anschutz  
Medical Campus, Clear Creek/Federal RTD Station.*



# ECONOMIC DEVELOPMENT TEAM

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The Economic Development team is a group of seasoned and talented individuals who bring a variety of skills to Adams County. Please feel free to contact any one of us with your questions.

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*Top to bottom: Arvada Gold Strike RTD Station, Pecos Junction RTD Station, Pecos Logistics Park.*

