STUDY SESSION AGENDA
TUESDAY
July 19, 2016

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE.

10:30 A.M. ATTENDEE(S): Barry Gore / Tricia Allen
ITEM:        ACED Work Plan Review

11:00 A.M. ATTENDEE(S): Nick Kittle
ITEM:        Innovation Fund / Innovation Academy

11:30 A.M. ATTENDEE(S): Norman Wright / Nana Appiah
ITEM:        Development Code Amendments

12:00 P.M. ATTENDEE(S): Ed Finger / Jeff Bowman / Sheriff's Office
ITEM:        Bomb Truck

12:30 P.M. ATTENDEE(S): Raymond Gonzales
ITEM:        Administrative Item Review / Commissioner Communications

(and such other matters of public business which may arise)

***AGENDA IS SUBJECT TO CHANGE***
DATE: July 19, 2016

SUBJECT: 2nd QTR 2016 Plan of Work Update

FROM: Barry Gore and Tricia Allen (ACED staff)

AGENCY/DEPARTMENT: ACED

ATTENDEES: Kristin Sullivan

Status Update – Annual Plan of Work

STAFF RECOMMENDATION: Informational only

BACKGROUND:

Per the Professional Services Agreement, ACED is required to meet with the Board of County Commissioners to discuss its Annual Work Plan and providing quarterly status updates on achieving the scope of services identified in the Professional Services Agreement.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Economic Development

ATTACHED DOCUMENTS:

PowerPoint Presentation
FISCAL IMPACT:

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

<table>
<thead>
<tr>
<th>Fund:</th>
<th>Cost Center:</th>
</tr>
</thead>
</table>

| Current Budgeted Revenue:     |              |
| Additional Revenue not included in Current Budget: |              |
| **Total Revenues:**           |              |

| Current Budgeted Operating Expenditure: | $131,516 |
| 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  X NO

Future Amendment Needed: [ ] YES  X NO

Additional Note:

**APPROVAL SIGNATURES:**

APPROVAL OF FISCAL IMPACT:

Todd Leopold, County Manager

Raymond H. Gonzales, Deputy County Manager

Ed Finger, Deputy County Manager
## Business Retention and Expansion

### BRE Visits
**2nd Qtr 2016**

<table>
<thead>
<tr>
<th></th>
<th>2nd QTR 2016</th>
<th>1st QTR 2016</th>
<th>YTD Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visits</td>
<td>25</td>
<td>16 Visits</td>
<td>___Visits (GOAL: 100)</td>
</tr>
<tr>
<td>Jobs</td>
<td>1,040</td>
<td>251</td>
<td>1,291</td>
</tr>
<tr>
<td>Capital Investment</td>
<td>$4M</td>
<td>$15M</td>
<td>$19M</td>
</tr>
</tbody>
</table>
Business Retention & Expansion

2nd Qtr 2016

Companies Visited

AAA Watherproofing
ACT Underground, LLC
Alliance Data
American Fabrications
Arrow Sheet Metal
Blue Bear Waste
Cabinetics Commercial
Ducts Unlimited Mechanical Systems
Eagle Rock Supply
Flowers Bakery Company
Four Star Drywall
Frictionless World
H&H Metals

KB Concrete Systems, Inc.
KTK General Contracting Limited
Luna Gourmet Coffee & Tea Company
Mother Tucker Brewery
Mu Brewery, Inc.
Northwest Pipe Company
Ryerson
Sunny Day Concrete LLC.
Sunshine Pluming Heating Air
Western Electric Supply
Western United Electric Supply
WSM Industries
Zents
Business Retention and Expansion

Challenges Raised and Being Addressed by ACED

- Lack of High Speed Internet (96th - 104th and Brighton Blvd and 56th and Broadway)
- Infrastructure - Federal Blvd and Irondale Industrial Park
- Exporting - Tradeshows and grants
## Business Retention and Expansion

### Company Closures/Job Losses
#### 2nd Qtr 2016

<table>
<thead>
<tr>
<th>Company</th>
<th>Jobs</th>
<th>Closed or Relocate?</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fischer Heating and Cooling</td>
<td>6</td>
<td>Closed</td>
<td></td>
</tr>
<tr>
<td>Global Transportation</td>
<td>20</td>
<td>Relocate</td>
<td>Taxes too high</td>
</tr>
</tbody>
</table>
# Primary Employment Attraction

## Prospects, New Businesses and Incentives

### 2nd QTR 2016

<table>
<thead>
<tr>
<th></th>
<th>2nd Qtr</th>
<th>1st QTR 2016</th>
<th>YTD Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td># of New Prospects</td>
<td>32</td>
<td>36</td>
<td>68</td>
</tr>
<tr>
<td>Company Announcements</td>
<td>Lennox Industries</td>
<td>Medline Supply</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>gloProfessionals</td>
<td>River North Brewery</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>Project Star (Confidential)</td>
<td>Amazon</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>Beverage Distributors</td>
<td>Laser Galicia America</td>
<td></td>
</tr>
<tr>
<td>CAPEX</td>
<td>$22,000,000</td>
<td>$64,000,000</td>
<td>$86,000,000</td>
</tr>
<tr>
<td># of New Jobs Announced</td>
<td>1,164</td>
<td>728</td>
<td>1,892</td>
</tr>
<tr>
<td># of Incentive Eligible Companies</td>
<td>5</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>2016 Tax rebate amount</td>
<td>$292,055 in eligible tax rebates for 2016</td>
<td>$292,055 in eligible tax rebates for 2016</td>
<td>$292,055 in eligible tax rebates for 2016</td>
</tr>
</tbody>
</table>
## Commercial Real Estate Activity
### 2nd Qtr 2016

<table>
<thead>
<tr>
<th>2nd QTR 2016</th>
<th>Vacancy Rate</th>
<th>Rental Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Adams</td>
<td>Metro Denver</td>
</tr>
<tr>
<td>Office</td>
<td>13.5%</td>
<td>13.6%</td>
</tr>
<tr>
<td>Class A</td>
<td>10.7%</td>
<td>12.3%</td>
</tr>
<tr>
<td>Class B</td>
<td>17.4%</td>
<td>16%</td>
</tr>
<tr>
<td>Class C</td>
<td>5.9%</td>
<td>9.7%</td>
</tr>
<tr>
<td>Industrial</td>
<td>3.5%</td>
<td>3%</td>
</tr>
<tr>
<td>Retail</td>
<td>5.7%</td>
<td>5.6%</td>
</tr>
</tbody>
</table>
# Commercial Real Estate Activity 2\textsuperscript{nd} Qtr 2015

<table>
<thead>
<tr>
<th>2nd QTR 2015</th>
<th>Vacancy Rate</th>
<th>Rental Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Adams</td>
<td>Metro Denver</td>
</tr>
<tr>
<td>Office</td>
<td>18.9%</td>
<td>13.4%</td>
</tr>
<tr>
<td>Class A</td>
<td>12.3%</td>
<td>11.4%</td>
</tr>
<tr>
<td>Class B</td>
<td>16.5%</td>
<td>15.8%</td>
</tr>
<tr>
<td>Class C</td>
<td>34.6%</td>
<td>11.5%</td>
</tr>
<tr>
<td>Industrial</td>
<td>5.5%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Retail</td>
<td>5.8%</td>
<td>5.7%</td>
</tr>
</tbody>
</table>

## Developments Under Construction in 2016

<table>
<thead>
<tr>
<th>Property</th>
<th>Total SF Under Construction</th>
<th>Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>12900 E. Smith Rd</td>
<td>289,500 SF</td>
<td>3\textsuperscript{rd} QTR 2016</td>
</tr>
<tr>
<td>Hub 25</td>
<td>421,499 SF</td>
<td>4\textsuperscript{th} QTR 2016</td>
</tr>
</tbody>
</table>
## Marketing and Outreach

### 2nd Qtr 2016

<table>
<thead>
<tr>
<th>Presentations/Marketing Campaigns</th>
<th>2nd Qtr 2016</th>
<th>1st QTR 2016</th>
<th>YTD Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Presentation</strong></td>
<td>6</td>
<td>6</td>
<td>12 (GOAL: 12)</td>
</tr>
</tbody>
</table>

### Website

- Creating a page to market the AC WBC
- Adding new Events software
- Content, Content, Content!
- New Blog feature

### Outreach Efforts

- Denver Metro Assn of Realtors: Full page article to be published in June issue of CREJ
- SMPS (Construction and Engineering firms): DMCAR Presentation
- Westminster Rotary
- MNCC Bus Tour
- REAP: Innovative Real Estate Group
- Innovative Real Estate Group (Brighton and Commerce City Offices)
- Urban Land Institute
- Commercial Real Estate Marketing Group
- CREJ Land and Development Conference (proposed)
Process Timeline - Business Survey
QUESTIONS?
Thank you for your support of ACED!
STUDY SESSION AGENDA ITEM

DATE: July 19, 2016

SUBJECT: Innovation Update

FROM: Nick Kittle, Chief Innovation Officer

AGENCY/DEPARTMENT: County Manager’s Office/Performance, Innovation and Sustainability

ATTENDEES: Innovation Academy 2 employees and Innovation Fund recipients

PURPOSE OF ITEM: Update BOCC on 2nd Innovation Academy and Innovation Fund projects

STAFF RECOMMENDATION: Informational only

BACKGROUND:

Last year Adams County completed its first innovation academy. One of the recommendations of that group of innovation graduates was to implement an innovation fund, which was approved and supported by the county commissioners and implemented. The first round of projects supported by that funding is wrapping up and the second round has recently been awarded. In addition, the second innovation academy has recently completed their training program. This presentation is to update the board on the projects that were born out of that funding and to introduce them to the projects and some of the people from the second innovation academy.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Internal Departments, Sheriff’s Office and Clerk and Recorder

ATTACHED DOCUMENTS:

Prezi Presentation
FISCAL IMPACT:

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

<table>
<thead>
<tr>
<th>Fund:</th>
<th>Cost Center:</th>
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<table>
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<tr>
<th>Current Budgeted Revenue:</th>
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<table>
<thead>
<tr>
<th>Additional Revenue not included in Current Budget:</th>
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**Total Revenues:**

<table>
<thead>
<tr>
<th>Current Budgeted Operating Expenditure:</th>
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<table>
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<tr>
<th>Add'l Operating Expenditure not included in Current Budget:</th>
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<table>
<thead>
<tr>
<th>Current Budgeted Capital Expenditure:</th>
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</table>

<table>
<thead>
<tr>
<th>Add'l Capital Expenditure not included in Current Budget:</th>
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</thead>
<tbody>
<tr>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**Total Expenditures:**

New FTEs requested: ❑ YES ☑ NO

Future Amendment Needed: ❑ YES ☑ NO

Additional Note:

**APPROVAL SIGNATURES:**

Todd Leopold, County Manager

Raymond H. Gonzales, Deputy County Manager

Ed Finger, Deputy County Manager

**APPROVAL OF FISCAL IMPACT:**

[Signature]

Budget / Finance
Innovation in Adams County

To responsibly serve the citizens with integrity and innovation.
Innovation in Adams County

To responsibly serve the citizens with integrity and innovation.
Overview

Innovation Timeline
Innovation Academy 2
Overview Innovation Fund
Innovation Timeline

October 2014-Innovation Academy 1 starts
March 2015-Innovation Academy 1 ends
April 2015-BOCC supports Innovation Fund
May 2015-Innovation Fund Applications/Selection
June 2015-Innovation Funds (round 1) Awarded
October 2015-Innovation Academy 2 starts
April 2016-Innovation Academy 2 ends
May 2016-Innovation Fund Applications/Selection
June 2016-Innovation Funds 2 Awarded
Innovation Academy 1

• Alliance for Innovation
• Capstone Projects:
  • TryLingual
  • Innovation Fund
• Presented to the BOCC in March 2015
• BOCC Approved Innovation Fund in April 2015
Innovation Fund
Round 1 Projects
Innovation Academy 2

18 Employees from 11 departments (including C&R and SO)

December—Team Introductions and Icebreaker
January—StrengthsFinder 2.0
February—Customized Training
March—Brainstorm Innovation Projects
April—Select Team “Innovation Project” and develop the roadmap to success
May—Develop/Refine Innovation Projects
July—Present to BOCC in Study Session
Innovation Academy
Project Overviews

Waste To Energy-Julia Ferguson

Volunteership Program-Eric Osterberg
Innovation Fund Round 2

- Interpretation Devices
- Volunteership Program
- Virtual Presence Cart
- Waste Systems
- Sustainable Trailhead Solar
- Low Flow Flush Valves
- WBC Community Outreach
- Family Resource Conference
- Family Unity Nurturing
- Healthy Foods Healthy Living
Innovation Going Forward

July 2016-Subledgers set-up and funds awarded

September 2016-Follow up on Innovation Fund Projects

October 2016-Recruit for Innovation Academy 3
Innovation in Adams County

To responsibly serve the citizens with integrity and innovation.
**STUDY SESSION AGENDA ITEM**

<table>
<thead>
<tr>
<th>DATE:</th>
<th>July 19, 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUBJECT:</td>
<td>Amendments to the Adams County Development Standards and Regulations</td>
</tr>
<tr>
<td>FROM:</td>
<td>Norman Wright, Director of Community and Economic Development</td>
</tr>
<tr>
<td>AGENCY/DEPARTMENT:</td>
<td>Community and Economic Development</td>
</tr>
<tr>
<td>ATTENDEES:</td>
<td>Norman Wright, Kristin Sullivan, Nana Appiah</td>
</tr>
<tr>
<td>PURPOSE OF ITEM:</td>
<td>To provide a work plan and prioritization for amendments to the County’s Development Standards and Regulations and seek direction from the Board of County Commissioners</td>
</tr>
<tr>
<td>STAFF RECOMMENDATION:</td>
<td>Approval of the proposed work plan</td>
</tr>
</tbody>
</table>

**BACKGROUND:**

In previous study sessions, the Board of County Commissioners (BoCC) has provided direction to staff to review the County’s Development Standards and Regulations and make recommendations for amendments. Some of the specific policies that the BoCC directed staff to review include current landscape requirements, agricultural support uses and regulations, regional traffic impact fees, and potential conflicts within the Development Standards and Regulations. When Adams County adopted new oil and gas regulations, the BOCC directed staff to commence a study of the traffic impact fees associated with oil and gas development. In partnership with the Transportation Department, this project will include such a study related to all development related traffic impacts, including oil and gas development.

Certain sections of the County’s Development Standards and Regulations also need to be updated to reflect changes in the functions of departments, specifically relating to administration of the County’s development regulations. A few identified policies in the Development Standards and Regulations have also not been fully administered to serve the ultimate purpose for which such regulations were enacted; this is due to ambiguity of interpretations. A number of sections in the Development Standards and Regulations are also outdated and need to be revised to keep current with trends and the development needs of the County.

The Study Session presentation will provide an outline of the proposed work plan and an update of current work, including the project scope and the portions of the workplan to be prepared by an outside consultant.
AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager’s Office
Transportation Department
Office of Long Range Strategic Planning

ATTACHED DOCUMENTS:

Presentation

FISCAL IMPACT:

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

<table>
<thead>
<tr>
<th>Fund: 01</th>
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</table>
| **Cost Center 1:** 3064
  2: 3061 (This cost will be paid from the Transportation Department’s budget). |

<table>
<thead>
<tr>
<th>Object Account</th>
<th>Subledger</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Budgeted Revenue:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Revenue not included in Current Budget:</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Revenues:</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Object Account</th>
<th>Subledger</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Budgeted Operating Expenditure:</td>
<td>7635</td>
<td>$42,500</td>
</tr>
<tr>
<td>7635</td>
<td>$100,000</td>
<td></td>
</tr>
<tr>
<td>(cost center 3061)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Add'l Operating Expenditure not included in Current Budget:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Budgeted Capital Expenditure:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Add'l Capital Expenditure not included in Current Budget:</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Expenditures:</strong></td>
<td></td>
<td>$142,500</td>
</tr>
</tbody>
</table>

New FTEs requested: □ YES □ NO

Future Amendment Needed: □ YES □ NO

Additional Note:

The Transportation Department will be seeking an amendment to the 2016 budget to request funding to cover the cost of consultancy services for necessary updates to the Regional Traffic Impact Fee Study and the related amendments to this section of the development standards.
APPROVAL SIGNATURES:

Todd Leopold, County Manager

Raymond H. Gonzales, Deputy County Manager

Ed Finger, Deputy County Manager

APPROVAL OF FISCAL IMPACT:

[Signature]

Budget / Finance

Page 3 of 3
Development Code Amendments

Community and Economic Development

Nana Appiah
Background

- BoCC direction to review/revise Development Code
  - Landscape regulations
  - Regional Traffic Impact Fees
  - Potential conflicts
  - Agricultural Support Businesses

- Changes to reflect current functions of Departments

- Ambiguity of certain regulations

- Current trends and District Plan changes
Work Plan Purpose

- Resources
- Prioritization
- Categorize issues
- Facilitate team assignments
- Create timelines
Resources

- Adams County Staff
  - Development Code Amendment Committee (DCAC)

- Consultant
  - Landscaping requirements
  - Regional Traffic Impact Fees
  - Agricultural support uses regulations
  - Conflict sections of regulations
  - Legal Review
    - Ensure Regs are consistent with State law and recent case laws
Scale of Priority

1. Update of administrative functions to reflect current organization/role of various Departments

2. Landscaping, Regional Impact Fees, Agricultural support uses, and conflicts in the Code (Consultant)

3. Clarification of sections of the Code that are ambiguous, and minor revisions

4. Changes emanating from adoption of the County’s District Plan and keeping current with development trends
# Draft Schedule

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>Update to Admin Functions</td>
<td>May 2016- December 2016</td>
</tr>
<tr>
<td>#2</td>
<td>Consultant Services (Traffic Impact Fees, Ag Support, Legal Review for Conflicts/State Requirements)</td>
<td>June 2016-June 2017</td>
</tr>
<tr>
<td>#3</td>
<td>Clarifications, Removing Ambiguity, and Minor Revisions</td>
<td>May 2016-June 2017</td>
</tr>
<tr>
<td>#4</td>
<td>Changes from Adoption from District Plans</td>
<td>June 2016-2017</td>
</tr>
</tbody>
</table>
Estimated Project Cost

- **Legal Review**
  - $60,000 in budget supplement

- **Traffic Impact Fee and Permit analysis**
  - $100,000 in budget supplement (Road and Bridge)

- **Code revisions**
  - $42,000 from current department budget

Total Cost: $202,000
Recommendation

- Receive directions from the BoCC, including other issues to address
- Approval of the proposed project plan
STUDY SESSION AGENDA ITEM

DATE: July 19, 2016

SUBJECT: Bomb Truck

FROM: Ed Finger, Deputy County Manager

AGENCY/DEPARTMENT: County Manager’s Office

ATTENDEES: Ed Finger, Jeff Bowman, Sheriff’s Office

PURPOSE OF ITEM: Sheriff’s Office bomb truck

STAFF RECOMMENDATION:

BACKGROUND:

The purpose of the study session item is to discuss potential replacement of the Sheriff’s Office bomb truck.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager’s Office, Sheriff’s Office, Fleet Management

ATTACHED DOCUMENTS:

None
**FISCAL IMPACT:**

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

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</tr>
</thead>
</table>

New FTEs requested: □ YES □ NO

Future Amendment Needed: □ YES □ NO

Additional Note:

**APPROVAL SIGNATURES:**

[Signatures]

**APPROVAL OF FISCAL IMPACT:**

Todd Leopold, County Manager

Raymond H. Gonzales, Deputy County Manager

Ed Finger, Deputy County Manager