

**PLANNING AND ECONOMIC DEVELOPMENT (PED)
POLICY COMMITTEE MEETING**

November 13, 2019

Members Present: Councilmember Francoise Bergan, Chair, Councilmember Johnny Watson, Vice Chair
Members Absent: Councilmember Marsha Berzins

Others Present: George Adams, Andrea Amonick, Andrea Barnes, Jason Batchelor, Scott Berg, Bob Bengen, Melvin Bush, Frank Butz, Juliana Berry, Claire Dalby, Yuriy Gorlov, Karen Hancock, Dexter Harding, Leigh Hettick, Kevin Hougen, Vinessa Irvin, Gayle Jetchick, Tod Kuntzelman, Heather Lamboy, Dennis Lyon, Dan Money, Mindy Parnes, Brad Pierce, Jose Rodriguez, Margie Sobey, Daniele Stufft, Mark Witkiewicz, Anita Bauer

APPROVAL OF SEPTEMBER 2019 MINUTES

Minutes of the October 9, 2109 meeting were approved.

RESIDENTIAL PLUMBING PLAN

Summary of Issue and Discussion:

Development Assistance Manager Vinessa Irvin stated Councilmember Richardson requested the residential plumbing plan be brought up to the Committee for discussion. The intent of the program was to provide an “as built” plan to home buyers so that if there are plumbing issues in the future (i.e., for a leak), there would be a diagram to find where the plumbing system is located. The city could implement such a mechanism, but both timing and cost issues increase because an “as built” is after-the-fact. Consequently, a review of a drawing which gets brought to the city, then gets inspected for accuracy, and any changes in the future would need to be conducted the same way. There would be additional costs for the home owner and additional time to get through the process. The drawing would have to be done by a design professional. The cost to the home owner would potentially be 1-2% of the cost of the house, approximately \$5-6K per house and adds at least a week for the construction schedule. Future home owners, when finished, would have to pay the cost to update the city’s drawings.

Outcome: For informational purposes only.

Follow-up Action: For informational purposes only.

2019 PED AGENDA RECAP

Summary of Issue and Discussion:

Deputy City Manager Jason Batchelor reviewed PED agenda items from 2019 and highlighted several accomplishments.

In February, a Northeast Aurora Land Use and Market Study was started by consultants who did a very high level look at overall land use. Recommendations were to focus some of the primary commercial development on nodes with main arterials “activated” on 64th; Piccadilly as a primary with arterials; 64th going in to Gaylord, (a primary area), with several outside studies and land owners in the area which resulted in further consultant activity to do more detailed work on 64th, an effort which is still underway.

In April, a follow-up NE Stakeholders and International Council of Shopping Centers (ICSC) General Retail Update was provided by retiree Tim Gonerka, former Senior Retail Planning & Development Manager. Interviews have been conducted to replace Mr. Gonerka, after a Nationwide search for experienced individuals and to help prepare for the annual ICSC event in 2020. Retail periodicals and ICSC advertisements were used

to entice the right candidates. We are considering very experienced candidates, much like Mr. Gonerka, and have revitalized the position's details.

In May of 2019, the Unified Development Ordinance (UDO), Opportunity Zone (OZ) Update, and Developer's Observations on the Market were reviewed. The UDO process took 5.5 years and was a major effort. It then went to Study Session in summer, with approval in late summer. A list of issues from the effort are being tracked and will be brought to the PED Committee early next year as they are identified and worked.

A focus on Opportunity Zones (OZs) existed throughout the past year. Ms. Irvin commented how work with the State has been ongoing, and that they provided a recommendation for an "Opportunity Exchange" platform, a more robust and interactive website; they are outreaching to investment funds to direct them to the site, allowing projects and property owners to put their information up nationally. There are a lot of large cities that are on the website and they are seeing success with the activity.

Councilmember Watson commented that the U.S. Senate approved new legislation on OZ rezoning format, which forces cities and states working with OZs to ensure the intent is being met. The purpose of the concept was to bring economic development into low income, distressed areas. Aurora Economic Development Council (AEDC) representative Yuriy Gorlov commented that there is sentiment for the Senate to extend the timeframe of the parameters to invest this year by December 31st, 2019, but the program exists through 2047. The rules came out early in 2019 and have taken time for comprehension to take hold. This item will be added to next year's agenda list.

Mr. Batchelor continued outlining the year with the Council's approval of a Data Centers policy, which allows AEDC to incentivize and attract investors (on case by case basis) to the city.

After the ICSC, there was an update from Mr. Gonerka on the success of that activity.

Chamber of Commerce President Kevin Hougen gave an overview of the talent issue being experienced by Raytheon, for example, for 500 jobs having difficulty filling the positions and is offering a \$40,000 signing bonus for qualified engineers. This issue exists around the entire country, along with a security clearance issue of non-resident graduates. Another issue employers are having nationwide is daycare centers for their employees. There is a massive shortage in the metro area, and Raytheon has reached out to Buckley Air Force Base, who has 3 daycare centers at their location.

Mr. Gorlov announced a major milestone with the Transit Oriented Development (TOD) projects related to OZ work, focus has shifted east to transport, with \$25M awarded for Piccadilly. AEDC worked with many city staff to do background work on a 4 million square foot development, Horizon Uptown, North Oakwood, and High Valley Ranch.

Mr. Batchelor furthered the discussion of agenda topics when in October an update to Oil and Gas regulations took place, and the first 2 permits under the new operator agreements were issued under the process. Both Chair Bergan and Mr. Hougen brought up the Oil and Gas regulation changes and would like the topic to be further discussed in this forum for clarification.

Small Business Development Center and Development Services had given an update on accomplishments to the Committee.

Outcome: For informational purposes only.

Follow-up Action: For informational purposes only.

MISCELLANEOUS MATTERS

Aurora Economic Development Council Update (Yuriy Gorlov):

- \$25M to be received for Piccadilly from the Federal Government, the city's lobbyists announced yesterday. This was the city's 3rd attempt and have finally won the award.
- Stafford Business Park ground breaking just took place, a 4 million square foot development that should attract thousands of jobs, which helps lend lease with Verizon Up Town and opens everything to the north; helps Majestic's Annexation piece, First Industrial's new 500,000 speculative building, and going north, Oakwood and Green Valley Ranch and everything to High Pointe.
- Mr. Gorlov gave a "shout out" to Accelerate Colorado.
- Space Port/Adams County just signed a Memorandum of Understanding (MOU) with Space Port Cornwall, the United Kingdom's first Space Port, and that will be a nice partnership. They are also a horizontal launch just like ours, which hopefully gets Virgin in our backyard, because they are a big supporter of everything there.
- By the end of this year should have some big announcements as well.
- A couple conferences are coming up around Bio-Science.

Havana Business Improvement District Update (Gayle Jetchick for Chance Horiuchi):

- Recap of latest events: Annual meeting for Business Improvement District is next Thursday Nov. 21st at 11:30am, (a lunch) at the Stampede, RSVP at the on Havana website.
- Aurora Singers are caroling Nov. 30th from 10:30am to 12:30pm and gift cards will be handed out to encourage people to shop and eat around Havana.

See future 2019 events here: <https://onhavanastreet.com/2019-schedule-of-events-on-havana-street/>

Aurora Chamber of Commerce Update (Kevin Hougen):

- Working on a new program with Denver Tech Center and Aurora Public Schools
- Mr. Hougen just spent 10 days in Korea. He was invited by Samsung, Hyundai, Bank of Korea, and the Korean Foundation. While there, he toured Hunyadi and Smart City, Incheon Free Economic Zone, (IFEZ), an \$18 billion new city built in the last 10 years. The city has rampant economic development, and will house 300,000 people eventually, located 2 hours out of Seoul. It currently has approximately 70,000 people and is controlled by the federal government (with facial recognition, tracking people at every corner). While visiting with Korean Stock Exchange and Bank of Korea, Mr. Hougen commented it was interesting how they fund projects, with the bank run by the federal government, who has a \$50 billion investment into Hyundai for electric cars. The biggest fear he heard repeatedly was "don't trust China", that they control the economy, but moreover that in 10 years, all rare earth minerals that are produced in the world (80% are in China, and China/Russia's expansion into Africa, South America, the only countries that have those rare earth minerals, which are needed for the electric cars). They also visited North Korea. South Korea would like a reunification, not to make amends, but because that is where the rare earth minerals exist.
- 200 people will come to the Defense Council meeting to Colorado Springs tomorrow.

Planning Commission Update (Bob Bengen):

- Planning Commission meeting tonight.
- First amendments for UDO to recommend acceptance/denial.
- In addition, Rezoning and Comprehensive Zone changes for High Pointe coming up.
- 2 major pieces will be going to City Council with recommendations.

Other:

- Development Manager Andrea Amonick reminded the Committee of the Innovation and Opportunity Conference Thursday and Friday, 11/14 and 11/15, at the Hyatt Aurora, a collaborative partnership between the SBDC and NASA to broaden aerospace opportunities, the 2nd year we've had it here in Aurora. The COA is a sponsor as is Adams County/Space Port, and we are looking forward to having all the NASA and aerospace small business and linking them up for future development here in Aurora.
- Brad Pierce handed out an Oil and Gas meeting summary report from the 2nd Quarter.
- Chairperson Bergan announced the next meeting will most likely be cancelled unless something comes up between now and then, but at this point there is nothing in December.
- Chairperson Bergan offered her gratitude for serving on the Committee, to which Councilmember Watson also will not be part of the Committee next year, and complimented staff on their continued efforts. A round of applause was given to both members for their service.

Meeting adjourned.

Approved: _____
Committee Chair Françoise Bergan Date

Next meeting: January 8, 2020