

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

January 8, 2020

Members Present: Councilmember Francoise Bergan, Chair; Councilmember Crystal Murillo, Vice Chair; Councilmember Allison Hiltz

Others Present: Councilmember Juan Marcano, Jason Batchelor, George Adams, Andrea Amonick, Scott Berg, Dan Money, Elena Vasconez, Andrea Barnes, Sara Wile, Liia Koiv-Haus, Vinessa Irvin, Jose Rodriguez, Daniel Krzyzanowski, Heather Lamboy, Mark Smith, Mark Withiewicz, Chance Hourichi, Yuriy Gorlov, Kevin Hougen, Dennis Lyon, Margee Sobey, Bob Bengen, Daniele Stuftt, Gayle Jetchick, Leigh Hettick, Melvin Bush, Brad Pierce, Stephenie Baca

APPROVAL OF MINUTES

November 13, 2020 minutes were approved by Chair Francoise Bergan.

BUSINESS ADVISORY BOARD UPDATE

Summary of Issue and Discussion:

The committee was informed that the Business Advisory Board (BAB) staff liaison has changed from Chad Argentar to Elena Vasconez.

Manager of Development Services Andrea Amonick gave an explanation of what Mr. Argentar's role has changed to and that Ms. Vasconez will be taking over the BAB as lead staff person. Ms. Vasconez was introduced and informed the committee of her background.

Garrett Walls, Chairman for BAB was present and gave a 2019 BAB recap and highlighted that there were three specific issues that came to the BAB in 2019. He summarized how the board had worked closely with Tax and Licensing over the Massage Therapy Ordinance; established staff relationships with Fire Protection over kennel issues. He mentioned they received an in-dept presentation from Tri-County Health and reviewed a Healthy Kids Meals Ordinance over sugary beverages but there were still a lot of questions the board had regarding the ordinance and felt as though they didn't have enough information. The Board voted unanimously to reject the proposal and requested that Tri-County Health do additional research about the subject, seek other potential pathways with Tri-County Health for enforcement of this initiative rather than a city ordinance and return with their findings. The BAB also suggested that a more thorough impact survey of restaurant or effected licensees be completed by Tri-County Health. Mr. Walls expressed that the BAB's focus is to look at the impact to the business community in Aurora that any regulation or policy might pose. The BAB wants to have businesses view the city as a place for business opportunities and not to create future regulatory burdens on business licensees. He mentioned that a letter was submitted with the Board's full recommendations.

Mr. Walls talked about the Economic Development Administration (EDA) Revolving Loan Fund (RLF). That the BAB voted to terminate those funds but will be reviewing the issue again at the first meeting in January and are excited about partnering with Community Enterprise Development Services (CEDs). He mentioned that the Board doesn't have the mechanisms to administer a loan program but are happy to give approvals and recommendations to city council on those loans but don't have the staff to maintain a fiduciary responsibility to underwrite those loans.

Ms. Amonick gave some background on what the EDA RLF was and how numerous loans had defaulted since the economic downturn. Since then the program has been struggling and had been assigned to the Loan and Grant Committee for review which members consisted of bankers and various members with similar

backgrounds who were more prepared to make recommendations on those loans, but the group dissolved for various reasons. The legislation has been updated to have the BAB responsible for making recommendations on the loans, but the BAB members are appointed by city council and now only have one banker on the board.

She announced that city budget granted approval to open a Small Business Development Center in the northwest community of Aurora who will hold classes for small business owners and partner with CEDS Finance who is the administrator of the Transforming Safety Grant (TSG) that provides loans specifically to the northwest area. Aurora Urban Renewal Authority (AURA) is renting the building that will be used for the center and in trade rent will be charged to CEDS but will lower that rent in exchange take the current EDA program and have them underwrite those loans and adding loans from the TSG to assist more businesses in the Westerly Creek and northwest area. This will be an opportunity to take advantage of all the development that is happening in the area and be able to provide funds. CEDS will underwrite the loans and provide the BAB with recommendations that they could feel comfortable with moving forward and approving or denying those loans.

Mr. Walls expressed that the BAB appreciated hearing from city council in 2019 and is excited to work closer with PED and close the gap between the council and the BAB about reviewing issues in the business community and making recommendations in the future. Chair Bergan agreed with better working communication and understands the BAB is important because the city is driven by sales tax and invited the BAB to return to PED anytime they would like to present an issue.

Ms. Amonick noted that each council member appoints their own BAB members and that they are council's resource to get discussions regarding small business issues into a forum where they could be discussed and have appropriate recommendations forwarded to council.

Council Member Murillo asked about the bylaws for BAB and would like more business members on the BAB and asked if the structure for the BAB was in the council rules. Ms. Amonick said there was an ordinance that changed the structure of the BAB and additional information about the structure is held with the City Clerk's office. Discussion continued about the subject of the BAB's structure and Mr. Walls mentioned that since the position is voluntary, getting all board members present for every meeting is difficult due to their time commitments to their businesses. He said that he would like to have more participants and members on the board and believes additional voices from the business community are needed.

Outcome: Staff will review the structure of the BAB for the committee.

Follow-up Action: BAB's structure information will be presented at a future PED meeting.

PED AGENDA TOPICS FOR 2020

Summary of Issue and Discussion:

Planning and Development Services Director George Adams gave an overview of potential and recurring annual agenda items for 2020 PED Meetings. Timing was set to be presented to some of the items.

Potential Annual Updates

- Development Update – February 2020
- Development Review – TTO/Accela Update
- Retail/ICSC Convention Update – July or August 2020
- Aurora Chamber of Commerce Update
- Aurora Economic Development Council
- SBDC Programmatic Update
- Office Market Update – (Development Services and AEDC will present the existing state of the office market)

- BAB Update
- Oil and Gas Update

Potential New Items

- Aurora Places Update
- UDO Amendments – March 2020
- Havana Street Corridor Plan
- TOD Update
- Opportunity Zone Update
- City Center Update
- Capital Impact Fee Update

Outcome: Timing was set agenda items for the next meeting.

Follow-up Action: The 2019 Development Update will be presented at the February meeting.

MISCELLANEOUS MATTERS

Aurora Economic Development Council Update (Yuriy Gorlov):

- Recap of 2019: Helped create 2,000 jobs were created, \$350,000 in new capital investments with about one dozen deals involved, between Majestic and Porteos and some of the R Line Station and are trying to get a lot more in the couple two years. We are continuing focus on Opportunity Zones and on the 64th corridor, Gaylord, HighPoint and Metropolis areas and continue to talk to a lot of site selectors locally, nationally and internationally. Overall it was a successful 2019.

Havana Business Improvement District Update (Chagce Horiuchi):

On Havana Street - New businesses:

- AmCap - Market Square - Ali Grill former Koshari Time (King Soopers shopping center)
- Kim's Fashions (former Havana Flea)
- New Pupusa Restaurant coming soon located at Havana & 3rd Street
- Living Water Car Wash - Opened in December 2019 & gave away 5,000 free car washes during their grand opening week

Village on the Park – KIMCO Properties:

- First Watch - A Day Time Cafe - Opening 2/10/2020
- Old Navy opened in 10/2019
- Share Tea
- Five Below Coming in 2020

Amcap Properties:

- Gardens on Havana - new restaurant to be announced is developing on the pad near Chick-Fil-A
- AFC URGENT CARE coming soon
- Ross will be opening in half of the former Toys R Us space (the Ross at the Village on the Park will remain open)

Bicycle Village:

- Milk-rolled Ice Cream opened 10/2019
- Uncle Joe's Hong Kong Style Bistro coming in 2020 - under construction & received liquor license
- Kum and Go - Ground Breaking 1st quarter

CLOSED Businesses:

- Koshari Time and Havana Flea

2020 Multimodal study in progress and Argenta is in progress and will host a ground breaking in the 1st quarter.

Aurora Chamber of Commerce Update (Kevin Hougen):

- Growth limitations and how that would affect Aurora. We see a lot of rent controlled legislation coming forward and the concerns are with apartment business partners.
- We are in favor of minimum wage increases but are concerned with challenges because about 70% of Aurora's population work in the service industry.
- Health care policies and how they will affect the Medical Center of Aurora, University, Children and VA Hospital employees.
- Renaming of Buckley Air Force Base to Buckley Air and Space Base, more information to come regarding Space Command being assigned to Buckley.
- State of the Base is on January 22, 2020
- R Line concerns about cutting services and how that will affect those developers who have invested in the area it services. A committee is being assembled and will need to get out to our 4 RTD Directors that represent Aurora and need 8 votes to be affective.
- Concerns with brick and mortar retail being affected by Amazon and mentioned the need to support brick and mortar retailers and are working on a campaign to Always Buy Aurora (ABA).

Chair Bergan requested BAB to look at the minimum wage increase from a business perspective. Mr. Walls said that minimum wage increases is one of the agenda items on the 2020 BAB calendar up for discussion.

Planning Commission Update (Bob Bengen):

- 2019 highlight – approval of In-N-Out Burger
- 2020 recommendation for rezoning of land near Blackhawk and Montview
- Election of a new Planning Commission Chairman – each member can serve three, three-year terms.

Oil & Gas Advisory Committee Update (Brad Pierce)

Committee consists of 11 people: 5 citizens, 3 Service owners, and 3 Oil and Gas members.

Third Quarter 2019 Report :

- Draft Changes to the O&G Bylaws quorum requirements changed to having a majority of the committee members present at meetings.
- Mentioned that he was elected as Chair of the committee for 2020 and will update on the Fourth Quarter report at the next PED meeting.

Mr. Hougen requested to be included as a future agenda item is the drafting of a bill at the State Capital regarding the Mill Levy stabilization for the State of Colorado for education which will create major challenges to the Cherry Creek school district and affect their budget by \$100,000,000.

Approved: _____

Committee Chair  Françoise Bergan

Next meeting date: February 12, 2020 at 8:30 a.m. in Mt. Elbert Conference Room