



## Planning and Economic Development

### MINUTES

**Date:** January 12, 2022

**Time:** 8:30 am

**Members Present** Councilmember Danielle Jurinsky, Chair: Councilmember Dustin Zvonek, Vice Chair: Councilmember Angela Lawson

**Others Present** Adrian Botham, Aja Tibbs, Andrea Amonick, Andrea Barnes, Becky Hogan, Blake Fulenwider, Bob Gaiser, Bob Oliva, Brad Pierce, Brandon Cammarata, Brandon Dittman, Brian Rulla, Cathy DeWolf, , Chance Horiuchi - On Havana Street, Cindy Colip, Daniel Brotzman, Daniel Krzyzanowski, Daniel Money, David Schoonmaker, , Debbie Bickmire, Diana Rael, Elena Vasconez, Frank Butz, Garrett Walls, Gayle Jetchick, Heather Lamboy, Ian Best, Jacob Cox, Jason Batchelor, Jeffrey Moore, Jennifer Orozco, Julie Patterson, Karen Hancock, Kevin Hougen, Kim Kreimeyer, Liz Fuselier, Marcia McGilley, Margie Sobey, Marisa Noble, Mark Smith, Mark Witkiewicz, Marvina Redding, Melissa Rogers, Michelle Gardner, Mindy Parnes, Rachel Gruber – Denver Airport, Rachid Rabbaa, Sarah Wile, Scott Berg, Stephen Rodriguez, Sunny Banka, Tod Kuntzelman, Trevor Vaughn, Victor Rachael, Yuriy Gorlov

**1. Call to Order & Introductions of attendees**

**2. Approval of November 10, 2021 DRAFT Minutes – Council Member Jurinsky**

**2.a** November 10, 2021 DRAFT minutes were approved.

**3. General Business**

**3.a Small Business Annual Update – Small Business Development Center (SBDC)**

Summary of Issue and Discussion:

Marcia McGilley, Executive Director Aurora-South Metro Small Business Development Center (SBDC)

- The Aurora–South Metro SBDC helps existing and new businesses grow and prosper by offering free and confidential business consulting, free/low-cost workshops and events, and business referrals. The Aurora-South Metro SBDC Center covers Aurora as well as Arapahoe, Douglas and South Adams and Jefferson counties. In 2020-2021, the Aurora-South Metro SBDC served over 5,400 citizens with one-on-one consulting and workshops, presented 220 workshops and referred over 5,000 calls to the needed small business resources. Funding comes from several grants (SBA, CARES Act (separate from City funding), Minority Business Office, Connect2DOT, Childcare, Leading Edge), City of Aurora, municipalities, and public/private partnerships. We anticipate some ARPA funding from outside sources (in addition to any City ARPA funding) in 2022. The Aurora-South Metro SBDC achieved the following milestones from 1/1/2020 – 12/31/2021:

1. Created **economic impact** to the local community (**City of Aurora**) - Jobs Created: 173,

Jobs Retained: 225, Capital Formation: \$6.6M; Increased Sales Increase: \$10.5M; Contracts/Amount: \$1.6M.

2. Provided Exceptional **Customer Service** (CORE4 Value): Client Satisfaction rating of 97.5% for consulting and 96% for workshop instruction (out of 100%).
3. **Pandemic and Recovery Trends and SBDC Response Strategy** - Discussion
4. **Additional Funding:** In 2020-2021, the SBDC brought in much needed additional funding to meet the needs of the local business community, \$627,760 total. Over and above the \$155,000 annual grant from the Small Business Administration, we brought in \$627,760 from the following sources: \$17,500 from the State of Colorado/Leading Edge grant; \$254,000 in supplemental funding from the CARES Act; \$10,000 from the Office of Minority Business, \$40,260 from the Colorado Department of Transportation; \$58,500 from the Office of Early Childcare; \$32,500 from the Economic Development Council (for 4Q21); and \$60,000 from OEDIT for Employee Ownership/Minority Businesses. We anticipate additional funding from ARPA and the Economic Development Council in 2022.
5. **Key strategic partnerships:** Chambers of Commerce, Aurora and Arapahoe Libraries, Arapahoe/Douglas Works! Workforce Center, PTAC, City of Aurora Retail Specialist, Community College of Aurora, Pickens Technical College, Office of International Immigrant Affairs, NAACP, and others.
  - CM Lawson asked if Marcia could return and provide more detailed information on the types of businesses interested in opening in Aurora? She also asked if it would be possible to include a webinar session for youth entrepreneurship? And whether there is an innovative space in Aurora that would offer a co-op for potential entrepreneurs? Marcia responded that she would happy to return to discuss these questions.
  - CM Zvonek asked what metric is used to determine jobs retained? Marcia responded that they ask their clients for their baseline number of employees, then the following year, they ask if they still have those employees, or did you have any changes? Once a year, they receive the reports from the clients who choose to report. Some clients choose not to provide a report. With the PPP Program grant or loan, the client reports an actual number. CM Zvonek asked if that is from her pool of partners, where they start, and where they end? Marcia responded yes, and they do a survey twice a year. They can only report retention and creation once a year. CM Zvonek asked for help pushing out the recently created security grants. Marcia responded that anything from the city is immediately pushed out to their client base and partner organizations.
  - CM Zvonek added that the Red Tape Reduction Committee has a kick-off meeting scheduled next week on the 20th. They ask for feedback from businesses or anyone involved with rules, regulations, fees. They will have hearings in the subsequent months.
  - CM Jurinsky asked what total budget is needed? Marcia responded the budget is over a million but changes yearly depending on funding. Funds come from SBA at \$155,000, The City of Aurora at \$450-\$500,000, CARES and ARPA, and other grants and funds Marcia raises. CM Jurinsky asked how they could collaborate to help expand the county funding? Marcia responded that she focused on the City of Aurora today, and they have not received money from Arapahoe County in the last seven or eight years. With the new Arapahoe Grant Program, they are getting funding from Arapahoe and Douglas County this year to pay consultants for work in their respective areas. If anyone talks to legislators in those areas, the SBDC welcomes funding.
  - CM Jurinsky asked about the supply chain issues help they are offering? Marcia responded they are asking their clients what they need, what substitutions are available, talking with the Manufacturer's Edge organization for other sources of the supply. Anyone is welcome to become a client. CM Jurinsky mentioned that she is looking for chicken wings.

3.b. **Discussion of 2022 PED Agenda Items**  
*Summary of Issue and Discussion:*

Andrea Amonick, Interim Director of Planning and Development Services Executive

- Every year in January the committee reviews a list of past discussion items and determines a proposed agenda for the year of staff presentations. Attached is a list of items discussed in the past for council committee consideration.
  - Andrea Amonick asked if there are topics of interest for February?
  - CM Jurinsky asked for an update from Trevor Vaughn on how many businesses closed each year? And report on Non-compliance? Jason Batchelor responded that there is no definitive tracking when a business closes.
  - CM Zvonek asked for an update from AEDC, including the significant opportunities and projects in the works. Yuriy responded he would provide an update.
  - CM Lawson asked for an update from the Development Review process. Cindy Colip responded they could provide an update.
  - Andrea Amonick will provide a tentative agenda schedule by month for review at the February PED meeting.
  - Andrea Amonick asked if there are issues to look at for future meetings? CM Jurinsky does not have anything right now. CM Lawson responded that she would email Andrea with any items for the tentative schedule.

### **3.c. Rulemaking at Public Utilities Commission (PUC) to eliminate an Xcel credit**

#### Summary of Issue and Discussion:

- Victor Rachel, Deputy Director of Engineering, Public Works
- Brandon Dittman, Outside Legal Counsel – Utility, Kissinger & Fellman

This item came up after the PED workflow deadline. There is a rulemaking before the Public Utilities Commission (PUC) that will potentially affect residential developers within the city. It relates to an Xcel credit for infrastructure. When developers put in infrastructure and utilities are turned over to Xcel, developers are given credit for those costs. The proposed rule eliminates the credit, which would have a cost impact on new home prices within the city.

Brandon Dittman elaborated that Colorado has been a national leader in reducing greenhouse gas. The primary focus was on the electric utility, transportation, oil and gas industry in the early days. Then in the last couple of years changed to include the natural gas distribution utility sector as well. The PUC rulemaking number 21R0449G is intended to enact legislative changes forcing natural gas utility sector reductions. One piece of the rulemaking is rule 4210C which changes the developer credit for installing natural gas infrastructure in a residential neighborhood. The current system allows for a developer credit of 28%; the developer builds the infrastructure, and Xcel reimburses for 28% of the infrastructure cost. With the new rule, the developer credit would go to zero, and the developer will assume full cost of the natural gas infrastructure for the new community. On a per home basis, just for lot improvements, it's estimated to be an average cost increase of \$1,000. Some cases may be different. If it's a more significant development, they estimate it could be millions of dollars. The recommendation is not necessarily to oppose the rulemaking but to ask the PUC to phase this in, to allow the communities under construction and design to realize this credit as intended. Phasing in the credit would allow the newer residence developer to include the natural gas infrastructure and plan for the total cost.

- Victor Rachael asked if Brandon had heard anything from the HBA (Home Builders Association) and the timeline for the city to decide on the rulemaking? Brandon responded he has not heard from the Home Builders Association. He has heard from individual developers and contractors who work for the developers that this is an issue. Initial comments concerning rulemaking are due January 25, 2022. Response to those comments is due by February 8, 2022 with the PUC established public hearing dates scheduled for February 18 and 19. The PUC prefers written comments but would allow oral comments on the 18th and 19th.
- CM Zvonek asked for comments to be submitted on behalf of the City of Aurora.
- CM Lawson responded that she agreed and asked legal how to proceed with this item? How does this get to City Council before the next council meeting? Dan Brotzman commented that due to the timing on this, and depending on the vote, they can draft a letter to submit then

notify City Council through the Study Session process so the full council will also have an opportunity to see this move forward. Dan added that this does not require a council vote.

- CM Jurinsky responded that she agrees and wants public comment on this through the City.
- Garrett Walls asked, in Chat, if this also affects commercial development. Brandon responded that this also affects commercial development to a lesser degree.

#### 4. Miscellaneous Matters for Consideration

##### 4.a Aurora Economic Development Council

- Yuriy Gorlov:

They had some great primary employers move in; a record number of prospect inquiries over the last 12 months. In 2022 they are excited to continue to work on Industrial, Bioscience and Office projects. They are excited to work on data centers, skiff space, with the city on infrastructure improvements going out to the northeast section of the city; and looking forward to working with the new committee members.

##### 4.b Havana Business Improvement District

- Chance Horiuchi:

Please Help Share that On Havana Street is Hiring: We promoted HIRING EVENTS and our Jobs On Havana Street page at <https://onhavanastreet.com/jobs-on-havana-street/>

Branding Identity and District Marker replacements - We installed two NEW panels at Sam's No 3 late 2021.

Also working on renderings for the Havana Exchange Shopping Center (Bicycle Village, TLJ, Old Town Hot Pot), Carpet Exchange, Jordan Motors, Kum & Go - Havana and Jewel (late 2022/early 2023), First Bank (under repair due to a traffic accident)

Art Mural at Lightshade proposed

New Businesses & Updates:

1. Kum & Go at Havana & Jewel<<https://onhavanastreet.com/business/kumgo2/>> Coming Soon (5620 SF FT Kum & Go Building, 6 pump gas station, 24 parking stalls and a marketplace) proposed for the 4 acres on the NW corner of East Jewell & South Havana at 1801 S Havana Street
2. The Better Mattress<<https://onhavanastreet.com/business/the-better-mattress/>> is no longer opening at 2930 S Havana Street (former Shortline building near Lyft Denver) & the OHS sign check for \$10,000 was returned from Ad Light.
3. The former Hungry Wolf BBQ/Thai Basil building is under new co-ownership with JW Lee and soon to be redeveloped into a charcoal grill Korean BBQ restaurant
4. Miyamoto Family Dental<<https://onhavanastreet.com/business/miyamoto-family-dental/>> – Relocated to Village on the Park in 11/2021, but opened officially late December 2021/early 2022
5. Cobblestone Auto Spa<<https://onhavanastreet.com/business/cobblestone-auto-spa/>> (Autawash/Autalube sold 5/26/2021) and soon to be redeveloped
6. Tous les Jours<<https://www.tljus.com/>> Korean/French Bakery – hosted their grand opening on 1.08.2022
7. BB.Q Chicken<<https://www.bbqchickeneats.com/>> - Korean Fried Chicken – Grand Opening mid-February 2021
8. Huntington Bank<<https://onhavanastreet.com/business/huntington-bank/>> - 1710 S Havana St, Aurora, CO 80012, TCF Bank at Havana & Mexico is now closed
9. PNC Bank - Former BBVA Compass Bank - 1595 S Havana St.

10. CEDS Finance relocated to 10660 E Colfax Ave, Aurora, Colorado 80010 and no longer in the Havana Tower
11. Trap Tea is now Banned Boba <<https://onhavanastreet.com/business/bannedboba/>> – Grand Re-Opening on January 8, 2022
12. Stevinson Toyota East – Now owned by Asbury Automotive (Georgia) – Late 2021/Early 2022 – They will continue to operate as Stevinson Toyota East even though Kent Stevinson is no longer involved.
13. Pizza Hut - 1545 S Havana St - Remodel completed
14. Trap Tea has rebranded to Banned Boba <https://onhavanastreet.com/business/bannedboba/>

Visit our event's page on our website<<https://onhavanastreet.com/events/>> for Event Happenings & Things to Do On Havana Street

Date Night On Havana Street 2022 launches this Friday on social media

Enter to win on our Instagram and Facebook

<https://www.instagram.com/onhavanastreet/?hl=en>

<https://m.facebook.com/OnHavanaStreet/>

<https://onhavanastreet.com/events/date-night-giveaway-2022/>

Not presented, but wanted to share with your Planning Dept and City staff:

2022 Meet & Greet with City Council and City Staff on 2.16 at 10am at TLJ:

<https://onhavanastreet.com/events/meet-greet-with-aurora-city-council-on-havana-street/>

#### **4.c Aurora Chamber of Commerce**

- Kevin Hougen:

They are following the legislative session for bills that may have an impact on the City of Aurora. The legislative breakfast on Monday was at the Community College of Aurora where they had over 90 participants including ten legislators, two mayors, six county commissioners and city council members. The first bill they are following is the \$1.5 billion in the Unemployment Trust Fund that needs to be replenished to prevent Aurora employers in having a 14% payroll expense. They are concerned about the Family Leave Act that was passed last year. It collects money for two years then in 2023, the employee will be able to take off 12 weeks of Colorado paid leave and the Federal Family Leave Act. How does employers replace the employees that are guaranteed their job back? They are following the clean commute program that will affect businesses in Aurora. They are also working with Senator Rhonda Fields on a bill that was passed, Senate Bill 217, a few years ago that affects police liability. State representative Mike Weissman is proposing a statewide zoning program that could affect everyone. They are working with Mayor Coffman and others on a safer streets program. They are also following a collective bargaining bill that is concerning to the Medical Center of Aurora and will effect snowplow drivers. If anyone would like to make cash donations for the Marshal fires most of the donations need to go to the Community Foundation of Boulder County. Please do not send articles as they do not have storage space.

CM Jurinsky asked for Kevin to help share the information about the recently passed Safety & Security Grant Program discussed earlier. Aurora Businesses have an opportunity to apply for up to \$10,000 for security needs. She also would like to know where they can help or push back on the legislative items. CM Lawson commented that at the FSIR Policy meeting on Friday they will hear these issues.

#### **4.d Planning Commission**

- Gayle Jetchick:

The first planning commission meeting is tonight. They have three cases Stevenson Toyota East expansion, the site plan amendment for Stevenson Toyota East, and they have the East Bank Shopping Center residential phase site plan with adjustments. A lot of

comments are expected. The next meeting is January 26, 2022 which also has a full docket.

**4.e Oil and Gas Committee**

- Brad Pierce:

The 4Q 2021 Report is included in the agenda packet. They normally submit a quarterly report on the activities of the committee to the PED committee. The oil and gas committee meet every other month. The next meeting is next week with a presentation on plugging in and abandoning wells. The mission of the Oil and Gas Committee is to advise and recommend to City Council items pertaining to oil and gas that the city can regulate. CM Jurinsky commented that some operators have suggested the new council should take a look at the current regulations and asked if Brad could bring back any regulations they should look at or that should be adjusted. Brad responded they can look and see if there is any regulations that need adjusted.

**4.f Business Advisory Board**

- Elena Vasconez

The first meeting is scheduled for Monday January 24<sup>th</sup>. They normally hold their meetings on the third Monday of every month at 11:00 AM. This month they will be discussing a proposed ordinance from Council Member Gardner for a diaper sales tax exemption similar to the feminine hygiene products sales tax exemption. They will be getting the Safety & Security Grant Program out to the business networks and the evolution of the business recognition awards. Last year it was hosted with the help of channel eight which received great feedback and viewership. They are considering moving the awards to the summer when its warmer outside to potentially have an outdoor concert and barbecue. The goal of the BAB is to promote more community engagement with the business community.

**4.g Retail**

- Bob Oliva:

Bob clarified that retail economic development is different from the industrial economic development that Yuriy Gorlov is managing. Retail is basically sales tax generation. Over a two-month period, October 10 to December 9, there were 131 new businesses opened in Aurora, 24 of those were restaurants and they anticipate about 2.7 million in sales tax generation in the first year. The other new businesses could generate four million in sales tax. Andrea and Cathy attended a smaller version of ICSC due to COVID. There were leads generated from the ICSC meetings for childcare and pad users. The arts district is making progress and has a high level of leasing interest on spaces that come available. CM Zvonek asked for a more detailed presentation in February. Bob asked that due to agenda constraints they could plan for March when they do quarterly updates. The report in March would include sales tax changes over the last year and over the last few months. CM Jurinsky asked for that to be on the agenda for March. CM Lawson asked for the presentation to include a short review of the kinds of businesses from the ICSC conference interested in coming into the City of Aurora? Bob responded with a quick summary that ICSC is more for the regional and national retailers. They are bringing on a person next month to specifically knock on doors of the unique tenants and ask if the city can help them expand. CM Lawson added that its unfortunate people have to go to a nearby city for a different choice like Mad Greens.

**4.h Small Business**

FINAL

- Marcia McGilley  
See item 3.a.

**4.i Visit Aurora**

- Bruce Dalton is traveling for business. No report.

**5. Confirm Next Meeting Date**

Tentatively scheduled for February 9, 2022 at 8:30 AM Teleconferencing meeting.

**6. Adjournment**

Danielle Jurinsky

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Danielle Jurinsky, Chair

**Signature:** *Danielle Jurinsky*  
Danielle Jurinsky (Feb 11, 2022 16:14 MST)

**Email:** [djurinsk@auroragov.org](mailto:djurinsk@auroragov.org)






# 01.12.22 PED Minutes FINAL

Final Audit Report

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