



AGENDA

Planning and Economic Development Policy Committee

April 13, 2022

8:30 am

VIRTUAL MEETING

City of Aurora, Colorado

15151 E Alameda Parkway

PUBLIC PARTICIPATION DIALING INSTRUCTIONS

Call in Number: (408) 418-9388

Access Code: 2480 487 8191

[Click here to join the WebEx meeting](#)

Council Member Danielle Jurinsky, Chair
Council Member Dustin Zvonek, Vice Chair
Council Member Angela Lawson, Member

Council Goal: Be a great place to locate, expand and operate a business and provide for well-planned growth and development.

Pages

1. **Call to Order**
2. **Approval of Minutes** 1
March 9, 2022 Draft Subject to Approval - Council Member Jurinsky
3. **General Business**
 - 3.a. **Red Tape Committee Update** 11

RED TAPE REDUCTION COMMITTEE UPDATE
Sponsor: Councilmember Dustin Zvonek
Staff Source: Jeannine Rustad, Planning & Development Services Director/Tim Joyce and Hans Hernandez, Assistant City Attorneys
Estimated Presentation/Discussion time: 10/5 minutes

3.b. Aurora Places Comprehensive Plan Overview and Implementation Update 16

AURORA PLACES COMPREHENSIVE PLAN OVERVIEW AND IMPLEMENTATION UPDATE

Staff Source: Daniel Krzyzanowski, Planning Supervisor / Daniel Money, Assistant City Attorney

Estimated Presentation/Discussion time: 20/5 minutes

3.c. Fitzsimons Innovation Community History and Update 19

FITZSIMONS INNOVATION COMMUNITY HISTORY AND UPDATE

Staff source name and title / Legal source: Andrea Amonick, Development Services/AURA Manager / Rachel Allen, Client Manager

Outside speaker name and organization: April Giles, Vice President of Business Development, Fitzsimons Innovation Community

Estimated Presentation/discussion time: 20/10 minutes

4. Miscellaneous Matters for Consideration

4.a. Aurora Economic Development Council

NO REPORT

4.b. Havana Business Improvement District 21

Chance is attending a conference in Colorado Springs. Please see the HBID updates in the agenda packet.

4.c. Aurora Chamber of Commerce

NO REPORT

4.d. Planning Commission

NO REPORT

4.e. Oil and Gas Committee 22

Please see the 1Q 2022 Report in the agenda packet.

4.f. Business Advisory Board

NO REPORT

4.g. Retail

NO REPORT

4.h. Small Business

NO REPORT

4.i. Visit Aurora

NO REPORT

5. Confirm Next Meeting Date

Tentatively scheduled for May 11, 2022 at 8:30 AM MT

6. Adjournment

PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING

MINUTES

Date: March 9, 2022

Time: 8:30 am

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

Others Present Mayor Pro Tem Francoise Bergan, Councilmember Steve Sundberg, Adrian Botham, Aja Tibbs, Andrea Amonick, Ariana Muca, Becky Hogan, Bob Gaiser, Bob Oliva, Brad Pierce, Brandon Cammarata, Brian Rulla, Bruce Dalton, Cathy DeWolf, Chad Argentar, Chance Horiuchi - On Havana Street, Cindy Colip, Dan Osoba, Daniel Brotzman, Daniel Krzyzanowski, Daniel Money, Darcy Dodd, David Schoonmaker, Debbie Bickmire, Diana Rael, Elena Vasconez, Gayle Jetchick, Heather Lamboy, Jennifer Orozco, Jacob Cox, Jason Batchelor, Jeannine Rustad, Jeffrey Moore, Jessica Prosser, Jonathan Woodward, Karen Hancock, Kelly Bish, Kevin Hougen, Kim Kreimeyer, Laura Perry, Margie Sobey, Marisa Noble, Mark Witkiewicz, Marvina Redding, Melissa Rogers, Melvin Bush, Michelle Gardner, Mindy Parnes, Morgan Cullen, Rachel Allen, Rachel Gruber - Denver Airport, Rachid Rabbaa, Sarah Wile, Scott Berg, Steve Rodriguez, Sunny Banka, Susan Chapel, Tod Kuntzelman, Tom Blevins, Trevor Vaughn, Victor Rachael

1. CALL TO ORDER

2. APPROVAL OF FEBRUARY 9, 2022 DRAFT MINUTES–COUNCIL MEMBER JURINSKY

2.a The minutes were approved.

3. GENERAL BUSINESS

3.a 2021 Development Review Annual Report Update

Summary of Issue and Discussion:

Tod Kuntzelman, Development Process Improvement Manager / Jacob Cox, Manager of Development Assistance / Cindy Colip, Public Works Director / Jeannine Rustad, Director of Planning & Development Services / Rachel Allen, City Attorney

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The presentation attached to the agenda packet was the Annual Report for activities conducted during 2020. The presentation and memo are arranged under three main headings:

- Development Review Fund
- Development Review Workload/Performance Measures/ Staffing
- Development Review Process
 - CM Jurinsky stated the Planning Department and Public Works Engineering Division with a 77% on time rate would give them a C grade. Jason Batchelor responded that this is part of the issue wherein they were 23% unpredictable. A factor that affected this is the workload.
 - CM Zvonek asked for clarification regarding the timeframe. Jason stated that a handbook is published that determines the timeframes for submittals. Simple submittals would have an eight-week approval while complex submittals would have a 12 to 16-week approval. The publishing of this timeframe would allow for consistent and predictable service.
 - CM Lawson asked if predictability was affected by not factoring in the amount of growth that the city is going to have. Jason agreed with this and said that he is happy that development activity remained high. Another issue that they face is on the staffing side. They have hired outside engineering firms to help with reviews in some cases. Prior to 2015, staff would wait for budget time and ask for full-time employee (FTE) before adding them. If there was a need, they would add contract employees and convert them to FTE in the budget. When development activities are moving, they would be competing with the private sector and would be going to the same work pool. This then put the city at a competitive disadvantage of not being able to offer a full-time position with benefits, although unfunded. What staff did to address this was to add 15 authorized and budgeted positions. Once workload increases and an FTE is needed, they will come to the Council to ask for authorization to pull down positions then hire them as FTE and come back in a future supplemental or budget meeting to fund them.
 - CM Zvonek asked if the published timelines are consistent with industry standards. Jason stated that a fee comparison with other surrounding jurisdictions and turnaround timelines can be added to a review. CM Zvonek agreed that would be helpful.
 - CM Zvonek asked for clarification regarding ODA being reported as 99% on time when scheduling takes several weeks. He suggested factoring in the overall time it takes for a person to get through the process. Jason stated that they are currently scheduling four to five weeks for pre-application. The challenge is that the same staff doing reviews on projects are also ones doing reviews on pre-application meetings. He added that four to five weeks is the standard. It would take one to two weeks to prepare for the pre-application meeting and to be able to give meaningful feedback on site-specific requests. Typically, pre-application meetings were scheduled for two to three weeks out but have since been increased to four to five weeks

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because of the workload and issue with the number of reviewers. Jacob Cox added that pre-pandemic, they were able to accomplish meetings in a four to five-week timeframe and remote meetings have allowed them to maintain this timeframe. They are looking at ad hoc ways through taking staff to do targeted meetings within a couple of weeks of request when a project does not need a full pre-application review.

- CM Bergan asked if the revenue fees include water fees, park fees, and capital impact fees. Jason clarified that the revenue fees are for the development review and do not include additional fees such as water connection fees, parkland dedication fees, school fees, or capital impact fees. These fees go to their designated funds.
- CM Bergan asked for clarification regarding fees per review in case of multiple reviews. Jason stated that there is one fee for the three reviews within the process. This includes the initial, second, and third or final submittal. However, within the process, there are a lot of other fees. They are working to consolidate this into one fee upfront.
- CM Sundberg asked if there is a process or a system to identify long overdue or stalled items and prioritize them. Jason responded that there is currently no systematized way to check on this. There are instances wherein the department has returned comments and the applicant was not able to bring it back for review within two to three weeks and did not resubmit. Jason added that it may also vary per review group on how they manage and get visibility on timeframes. Tod Kuntzelman added that each workgroup manages their to-do lists and knows what and when items are due. Once plans are returned after comments and request updates, there is little visibility to staff to know when updates on plans will be returned by the customer.
- Mayor Pro Tem Bergan asked if there are tracking reports for larger developments. Jason stated that they have done internal tracking reports for large projects since they have more pieces moving simultaneously. Jacob Cox added that there are broad trackers for larger projects and that the department also plans to capture smaller projects. He added that weekly meetings with staff identify long-languishing items and staff would reach out to ask if the developers need a meeting or a workshop.
- CM Lawson asked if there could be a development of a communication plan to address follow-up measures. Jason stated that they are working on a new workflow management system that would send out automatic emails regarding timeframe and due dates on resubmittals to the consultants, project owners, and developers. This would increase transparency and visibility to all parties. CM Lawson added that this would also hold both sides accountable. Tod responded that with the development and implementation of Accela, there will be a single tracker and increase the visibility for projects.
- CM Lawson asked when Accela will be functional. Tod stated that they are currently working on the development stack and have gone live with smaller

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workgroups such as Marijuana and Fire. They will include everything from concept to certificate of occupancy (CO). They are currently working on six sprints and starting to see records being completed. He added that the department is looking towards the end of the year.

Outcome:
Information Only

Follow-up Action:
N/A

3.b. **Semi-Annual Retail Sales Tax Generation Update and Retail Business Opening Update**

Summary of Issue and Discussion:

Bob Oliva, Retail/Commercial Supervisor Planning & Development Services / Daniel L. Money, Senior Assistant City Attorney

Bob Oliva presented a review of Aurora retail statistics from the 2nd half of 2021. Home improvement sales did well during the earlier part of COVID but started to fall off in the summer as the COVID situation got better. The residential market is currently seeing a trend of individuals improving their homes to get them out on the market because of \$100,000 to \$200,000 premiums over the asking price due to lack of housing supply, which gave the Home Improvement sector a huge boost for the later part of the year. Discount stores with grocery, such as Walmart and Target, have trends that continue to go up since they never closed. Walmart’s stock is trading higher multiple than Amazon, Google, or Apple since they pivoted faster online compared to everyone else in the brick and mortar business. The discount stores without grocery such as TJ Maxx, are making a big comeback after being shut down due to COVID; 30% to 40% increases off strong comps compared to 2020. Grocery-only is giving back some of the business that they gained from not being closed due to COVID. There has also been a market shift due to supply chain issues. Department stores did well with back to school but are still struggling. They still currently have store closings, and nobody is opening new department stores. Apparel did well for back-to-school, Thanksgiving, and Christmas. It went down when Omicron hit at the end of December and into January. However, apparel is making a comeback through online.

In previous years, Covid allowed fast food to do well in generating sales tax but has gone down recently. Fast-Casual and QSR struggled coming out of the fall in 2021 and dropped further when Omicron hit. The fine dining business also struggled, but since much of their business is celebratory, they saw a 65% increase in December, but since decreased for January, which is a normal pre-Covid trend. Online-only continues to increase and is seen as the current trend.

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With the recovery from COVID, Bob indicated that he is hopeful for restaurants and retail businesses. However, the war in Ukraine might derail some things. The shift to online is becoming more permanent as seen from the shopping trends of the Gen Z population. Retailers can pivot to online, but the restaurant's option is delivery, which eats into their profits. Retailers and restaurants are still struggling to get employees due to an increase in labor costs. Issues such as supply chain distribution, war, inflation, and an increase in gas prices are also affecting the merchant community. Construction is also constrained by high labor and material costs with lumber prices going up. Despite these, small businesses continue to gain strength.

Restaurants are dealing with the rising costs of labor, food, rents, utilities, and taxes. Reports stated that unemployment insurance has gone up 300%. Due to these increases, restaurants are looking at a difficult recovery. With supply chain issues, they are also thinking of changing their menus, such as Wingstop taking on its Thighstop concept to get away from the skyrocketing costs of chicken wings.

The National Restaurant News stated that there's a dangerous number of restaurants that are at the end of their line. Staffing may require one-time bonuses and salary increases; 46% of restaurants did not receive restaurant revitalization funds and 30% are getting negative reviews since prices have gone up. COVID also accelerated trends towards automation such as robot trays to eliminate runners. Subscription models are also popping up such as a subscription for free delivery or subscription to high margin items such as bottomless fries. Restaurants are looking to entertainment to draw customers, such as performance bartenders, singing waitstaff, and costumes as ways to get people in. Reward cards are also seen as an upward trend. Restaurant operators have a hard time with online delivery as some may just break even or lose money because the cost of delivery, while the delivery is not presented as the same quality as dine-in.”

- CM Jurinsky stated that this presentation should have also been presented at the ARPA fund meeting. She added that Council has approved \$2 million to start building kitchens and help open restaurants. CM Jurinsky commented that the city would then be faced with vacant restaurants if they could not be filled. She added that it would be more beneficial to help already existing restaurants. However, she did not get enough votes for this. She added that restaurants are getting bad reviews because of slow service and raised prices. She asked Bob to reach out to her on small businesses experiencing these issues. She added that she has also covered shifts in her establishments the past week. Bob Oliva echoes this and said that small businesses are putting in 120-hour workweeks.
- CM Zvonek asked for clarification regarding the unemployment trust fund going bankrupt. He added that with gas prices going up, people would stop eating out. Bob stated that a light manufacturer shared that their unemployment insurance went up over 300%.
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- CM Jurinsky stated that unemployment claims during the pandemic were automatically approved and employers did not get a chance to rebut claims. Once unemployment claims for \$600 dollars were made available, employees started quitting. Restaurant owners then started to get letters that the unemployment funds were bankrupt.
- Mayor Pro Tem Bergan asked if Bob would be able to give a presentation on what the department can do in terms of bringing business to the city. Bob agreed to this proposal.
- CM Lawson asked if delivery services such as Postmates, DoorDash, and Grubhub are impacting restaurants significantly. Bob Oliva explained that these delivery services are charging a fee and taking a percentage of the sale of restaurants and ultimately reducing their margins. Restaurants were forced into delivery since people were not coming in. Some restaurants could not offer the delivery service when their product does not show well after some time or does not reconstitute well in a microwave.
- CM Lawson added that those delivery services offer subscriptions, and that people are no longer going out and supporting restaurants. Bob commented that they hope that people could go out and support retail and restaurants. Although they get sales tax dollars from online sales, retailers and restaurants might not survive without foot traffic going into stores.

Outcome:

Information Only

Follow-up Action:

Information Only

4. MISCELLANEOUS MATTERS FOR CONSIDERATION

4. a. Aurora Economic Development Council

- Jonathan Woodward:

In the last four weeks they’ve had two site visits. Companies are looking at Aurora’s land for industrial projects. There is interest from data centers for land and power, light manufacturing industries, and electric vehicle companies for the production and service site. The AEDC attended a site selector conference in California to build relationships with and promote the city to site selectors who are contracted by large companies throughout the US and Europe. Based on the conference, it was said that speed to market is crucial. There are companies looking for 50 to 100-acre sites, which Aurora has in abundance. There is also a pivot to labor and workforce initiatives, looking at what office workers want as amenities and facilities. Companies want to know how and where to get talent. AEDC is working with education groups to connect them to different industries. This allows industries to tell schools what they need and how they can change curriculum and expose students to different industries.

4.b. Havana Business Improvement District

- Chance Horiuchi:

Many businesses in the corridor are hiring. Restaurants are being connected to CCCA and school districts to build relationships for training opportunities and internships. The Havana Business Improvement District (BID) had 23.8 million in sales tax revenue for 2021. This exceeded the sales tax for 2019 and 2020 by 12 to 14%. The city budget office and finance office shared that part of this is due to inflation. The other part is that 60 new businesses joined the Havana BID in 2021, and many parcels were redeveloped. Havana BID contributed 10% to the entire city’s revenue and budget.

Business updates:

1. Cast Iron will be opening in June in the Thai Basil Building.
2. BB.Q has been delayed due to development and Tri-County Health Licenses for inspection. They are looking to open by the end of the month.
3. A Korean furniture store and an event center are being developed at the Havana Exchange Shopping Center.
4. StevO’s Pizza will be closing and relocating to New Mexico.
5. Bicycle Village will be merging with Epic Mountain Gear.

There are giveaways being held through Havana BID. Havana Exchange is working with Bonfire Events to bring a farmers’ market to Havana Street with international vendors in the summer. This was originally Aurora Global Market and is being rebranded as Havana Global Market. This will be held every Saturday from 9 a.m. to 1 p.m. at the previous Bicycle Village area parking lot. Vendors are encouraged to join and sell their goods.

4.c. Aurora Chamber of Commerce

- Kevin Hougen:

For unemployment insurance, \$1.5 billion was borrowed from the federal government back in August 2020 due to reserves being exhausted. The governor is predicting \$700 million of ARPA funds will be used to pay back the unemployment insurance, but \$700 million is still needed to fulfill the backup. Governor Polis has \$10 billion discretionary dollars to use for unemployment insurance as well. A 13% increase in payroll expenses is predicted if the unemployment insurance trust fund is not replenished. Kevin was invited by General Jay Raymond to be on his team, so he will be going back to Washington every month regarding keeping the Space Command in Colorado. The base commander and senior leadership are back in Washington as well.

The Aurora Chamber of Commerce is working with the Community College of Aurora (CCA) for a daycare center. They have received a \$700,000 grant for affordable daycare centers and are looking at citywide banks or former facilities on Colfax for this. They are in the process of a \$500,000 workforce development grant for aviation and aerospace. Over 200 people attended the last job fair and there will be four more job fairs coming forward.

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On March 30th, Colonel Jackson will be presenting at the State of the Base. April 7th will be the Chambers Awards Banquet with a western theme. On May 13th, Phil

Washington who is a former Sergeant Major will be speaking at the Annual Armed Forces Luncheon.

- CM Jurinsky requested Kevin to get more information regarding the discretionary funds for the unemployment payouts. She thanked Kevin for the updates.

4.d. Planning Commission

- Melvin Bush:

At tonight's Planning Commission meeting the Wendler case, a master plan amendment with adjustments, will be heard. They have 13 cases to be heard on March 23, 2022. Melvin welcomed people to attend the Planning Commission's meetings.

4.e. Oil and Gas Committee

- Brad Pierce:

The Oil and Gas Advisory Committee meeting was rescheduled for March 31st from 4 p.m. to 5:30 p.m. In April, the report for the first quarter activities will be available. Dr. Mordecai Brownlee, the Community College of Aurora (CCA) President, is scheduled to testify at the U.S. House Small Business Subcommittee on Innovation, Entrepreneurship, and Workforce Development.

4.f. Business Advisory Board

- Chance Horiuchi:

The Business Advisory Board is working on the BAB awards. More details will be presented in the next meeting.

4.g. Retail

- Bob Oliva:

Refer to 3b.

4.h. Small Business

- Elena Vasquez:

The Small Business Development Center (SBDC) is working and supporting childcare centers and restaurants. They have seen a big wave of people wanting to start businesses, and the SBDC has been doing startup classes for these interested individuals. They are helping childcare providers with grant applications and assisting unlicensed childcare providers to get licensed and receive financial support. A six-week home-based childcare program was conducted with 37 providers registered and 30 who attended the entire course.

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The Aurora Chamber of Commerce will present the Aurora SBDC team with the Business of the Year Award at the BAB banquet. Elena expressed her gratitude to Kevin and the Aurora Chamber of Commerce for this award.

4.i. Visit Aurora

- Bruce Dalton

Visit Aurora will have the 2022 Marketing Plan ready to be presented at the end of the month. A presentation will also be done on the newsletter focusing on visitor trends.

Kevin Hougen mentioned that the Geospatial Intelligence Conference will be held at the Gaylord Rockies Resort & Convention Center from April 24 to April 27, 2022, regarding the dark industry and challenges faced in Europe. He thanked Visit Aurora for their assistance in bringing this conference to Aurora and sponsoring the Geospatial Intelligence Program.

4.j. Additional Items from Chair Jurinsky

CM Jurinsky stated that if the presenters don't have any updates or matters that they must bring to the Committee, they do not need to join the meeting. She asked Andrea Amonick to reach out to the organizations before setting the agenda to keep the agenda tight.

Andrea agreed and will indicate on the agenda which organizations have updates.

CM Jurinsky asked for more information regarding the funding for the Cerebral Brewing Company on Colfax. Andrea stated that the money is from the approved \$2 million restaurant program. She added that there will be a program that will be announced with the ARPA funds allocated to small business rescue programs which include money for small businesses, existing businesses, and newer businesses that started during the pandemic. This grant program will assist businesses with operating and other costs.

CM Jurinsky asked for the timeline to fund the Cerebral Brewing Company. Andrea stated the funds will be used as reimbursement for their building improvements which are not approved yet. The final grant would be presented to City Council. CM Jurinsky asked if Andrea could coordinate with Kadee Rodriguez to get the item on the City Council agenda. She stated that there might be a misunderstanding between city staff and Cerebral on this being a reimbursement program because Cerebral has said that they do not have funds to finish their complete buildout. She asked if a follow-up on this can be made. Andrea agreed and stated that they will work with Cerebral on the next steps. She added that Staff met with the company and informed them that they will be moving forward.

CM Jurinsky asked where the money approved for security grants for businesses is. Andrea responded that it will be part of the ARPA presentation coming to City Council towards the end of March discussing the application process, evaluations,

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and the reviewers. Jason Batchelor added that the presentation will be during Study Session on March 31st regarding the update on the ARPA funds including the security grant program. Once Council agrees, the program will be ready to implement by the end of the month. CM Jurinsky asked for a timeline on how long the businesses will receive money that they will apply for through the security grant. Jason stated that \$10,000.00 will be available, but this will not go a long way for improvements and construction. Staff is looking at doing outreach with different contractors to get economies of scale. There is also the concern of the police department doing the analysis for the evaluation process since they do not have a lot of resources. He added that the evaluation process is set to be throughout April and money will be available to the businesses in April or May. CM Jurinsky suggested making a plan B regarding the concerns with the police department since the officers doing security evaluations have been put back on patrol. She agreed with talking to contractors to get group rates to lower the costs of construction or improvements. She added that businesses in Colfax are in trouble with crime and she wants to see them get funding as soon as possible. J. Batchelor stated that they are looking at other options with the police department. There are also talks of doing a full analysis which will take more than 20 hours of work and will come up with \$500,000 of improvements that do not align with the available \$10,000. They are in talks with the police department about tailoring the analysis to fit the level of the grant.

CM Jurinsky added that there will be a Town Hall Meeting on March 16, 2022 at the Central Recreation Center at 6:30 headed by CM Sundberg on Metro Districts. Staff clarified that the Town Hall about Metro Districts will be on May 19th while the Town Hall on March 16th will be about speed and traffic. CM Jurinsky corrected this and encouraged the development community to attend CM Sundberg’s meeting regarding Metro Districts.

5. CONFIRM NEXT MEETING DATE

Tentatively scheduled for April 13, 2022, at 8:30 AM MT.

6. ADJOURNMENT

APPROVED: _____
 Danielle Jurinsky, Committee Chair



CITY OF AURORA

Council Agenda Commentary

Item Title: Red Tape Committee Update
Item Initiator: Jeannine Rustad, Planning & Development Services Director
Staff Source/Legal Source: Jeannine Rustad, Planning & Development Services Director
Outside Speaker: N/A
Council Goal: 2012: 5.1--Support an environment conducive to business development and expansion

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

RED TAPE REDUCTION COMMITTEE UPDATE

Sponsor: Councilmember Dustin Zvonek

Staff Source: Jeannine Rustad, Planning & Development Services Director/Tim Joyce and Hans Hernandez, Assistant City Attorneys

Estimated Presentation/Discussion time: 10/5 minutes

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session
- Approve Item as proposed at Study Session
- Approve Item and Move Forward to Regular Meeting
- Approve Item as proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Red Tape Reduction Ad Hoc Committee

Policy Committee Date: 2/17/2021

Action Taken/Follow-up: (Check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Recommends Approval | <input type="checkbox"/> Does Not Recommend Approval |
| <input type="checkbox"/> Forwarded Without Recommendation | <input type="checkbox"/> Recommendation Report Attached |
| <input checked="" type="checkbox"/> Minutes Attached | <input type="checkbox"/> Minutes Not Available |

HISTORY (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

During his campaign, councilmember Zvonek heard from constituents that the city process for permitting, development planning and licensing can be time consuming and onerous. Upon taking office, he formed the Red Tape Reduction Ad Hoc Committee to explore if any rules, regulations, city process or fees are required in Aurora but not in other municipalities and/or if any are more onerous in Aurora than in other municipalities. Focus areas of the committee are: (1) Rules and Regulations; (2) Taxes and Fees; and (3) City Processes (any businesses). In order to obtain additional input, three public hearings were scheduled: Thursday, February 17 at 8:30 a.m.; Thursday, March 17 at Noon; and Wednesday, April 20 at 6:00 p.m.

Minutes from the February 17, 2022 meeting are attached.

ITEM SUMMARY (Brief description of item, discussion, key points, recommendations, etc.)

Councilmember Zvonik will provide a summary of the input heard at the first two Red Tape Reduction Hearings, as well as next steps.

QUESTIONS FOR COUNCIL

Information Only.

LEGAL COMMENTS

PUBLIC FINANCIAL IMPACT

- YES NO

If yes, explain: N/A

PRIVATE FISCAL IMPACT

- Not Applicable Significant Nominal

If Significant or Nominal, explain: N/A

Ad-Hoc Red Tape Reduction Committee Meeting Minutes
January 20, 2022

Members Present: Council Member Dustin Zvonek, Council Member Francoise Bergan,
Council Member Danielle Jurinsky, Council Member Juan Marcano

Absent: Council Member Curtis Gardner

Others Present: Roberto Venegas, Kim Stuart, Michael Bryant, Tim Joyce, Adrian Botham,
Debora O'Connor, Linda Garnett

1. Introduction to Committee

Summary of Discussion: Council Member Zvonek stated that this meeting is for strategic planning to set a focus for the committee and work going forward.

Hearings will be hosted by the city to receive feedback from businesses and nonprofits on their experience with Aurora's regulations, rules and processes. The committee will use this information to create best practices and make necessary changes.

2. Focus Areas for Feedback

Summary of Discussion: Council Member Zvonek suggested three focus areas: Rules and Regulations, Taxes and Fees, and City Processes (any business), meaning what nonprofits and businesses deal with when working with Aurora. Council Member Bergan supports these areas.

Council Member Marcano suggested that city staff be consulted to determine if there is a legitimate reason for complained-about regulation, rule or process the city has in place. This information will help determine if a regulation, rule or process needs to be either reformed or eliminated. He further explained that for legitimate processes receiving complaints, the city should clearly explain to businesses and nonprofits why we do things this way.

Council Member Marcano further stated that he wants the city to focus on ensuring that we have adequate staffing levels for all public-facing services so things can get done more quickly. He'd also like Aurora to look at other jurisdictions' processes to see where we have a deficiency.

3. Promotion of Hearings

Summary of Discussion: Council Member Zvonek asked for insights on how to notify businesses and nonprofits about the hearings. He suggested help from the city's natural allies and partners: Aurora Chamber, the AEDC, the the Havana bid. He also inquired about internal communication channels that could be used, such as tax and licensing, water, etc., to find businesses and nonprofits that aren't Chamber members or active in any large associations. Council Member Marcano suggested we look past our client list for feedback

from any entity that has interfaced with the city in the past five years. Council Member Bergan suggested the HBA and other associations such as realtors, apartments, etc. to help spread the word.

Kim Stuart stated that Communications has been talking with Tax & Licensing and is creating a plan to reach this business community in particular using the information the city has on all of the licensed businesses in Aurora. Her team will also work with the Chamber, Havana bid, Southlands – all of the connection points in our community. The outreach will be very targeted and aware of how we can do things better.

Council Member Marcano asked if the African and Hispanic Chambers will be on that list; Kim Stuart assured him they will be. Council Member Jurinsky suggested using the Tax & Licensing email list, which includes every single license holder in Aurora. Council Member Marcano supported this.

Council Member Zvonek encouraged Kevin and Lynn from the Aurora Chamber to provide feedback on how the city can help to best reach the Chambers' membership.

Council Member Bergan stated that Marcia McGilley of the SBBC can promote the hearings to their client base in Aurora.

4. Timeframe and Outline of Hearings

Summary of Discussion: Council Member Zvonek suggested one hearing date per month in February, March and April in lieu of committee meetings, and asked what times would work best. Council Member Bergan stated that best times depend on the nature of the business, i.e., retail businesses that close at 6:00pm could do evening hearings while restaurants could do daytime hearings.

Council Member Zvonek then suggested that the hearings be kept to 2 hours with just 10-12 businesses providing feedback per hearing. Council Member Marcano expressed concern with limiting the time of the meeting and the number of folks who can offer feedback and suggested five minutes per speaker. If time is still limited, then more meetings could be scheduled to accommodate everyone. Council Member Zvonek suggested that, to meet demand, hearings could be extended into June and further, if need be, as there is no hard deadline to finish this work. Kim Stuart stated that we have been very successful with holding public hearings in Council Chambers; any number of people can be managed.

Council Member Zvonek suggested that during registration, businesses could indicate whether they will discuss rules and regulations, taxes and fees or city processes so we are aware of their topic when they speak. Council Member Bergan suggested that the hearings be segmented since city staff will be involved, i.e., for tax and licensing, Trevor Vaughn would be there and someone else for a development hearing; Council Member Marcano agreed. DCM Roberto Venegas suggested that these first public hearings wouldn't involve staff interaction, but rather be for receiving comments and input. Staff can be there to listen and take notes, but not for interaction. Council Member Jurinsky agrees with no staff interaction; she doesn't want them to be put on the defensive and try to explain anything. Council Member Bergan agreed.

DCM Venegas suggested that to ensure that commenters aren't limited to just one topic hearing, the hearings be open-ended with all three categories open; staff will later organize the comments into categories. He further suggested that three categories may be limiting; allowing commenters to speak on any issues they have will be beneficial to the committee to learn what it doesn't know.

5. Registration for Hearings

Summary of Discussion: Kim Stuart offered that we can use Engage Aurora to seek questions or comments in advance, including from those who have feedback and don't want to speak. Council Member Zvonek commented that for others who don't want to speak, they can pass their comments to an association who can speak on their behalf. Kim Stuart will have her team create a targeted plan for accepting registrations.

6. Action Plan

Communications: Kim Stuart will have the Communications team draft a plan to include how the hearings will be promoted and have it to Committee within a week. The plan will also include targeted hearing dates for February, March and April using the city calendar to avoid standing conflicts.

Study Session Vote: Attorney Tim Joyce stated that Council Rule D3 requires a majority vote in Study Session before public input is received and hearings are held. Council Member Zvonek will get this vote on a Study Session agenda as soon as possible.

7. Confirm Next Meeting

The next meeting date is not determinable until the Communications proposal is in place or the first three hearings have occurred and gathered information is ready for presentation.



CITY OF AURORA

Council Agenda Commentary

Item Title: Aurora Places Comprehensive Plan Overview and Implementation Update
Item Initiator: Daniel Krzyzanowski, Planning Supervisor
Staff Source/Legal Source: Daniel L. Money, Senior Assistant City Attorney
Outside Speaker: N/A
Council Goal: 2012: 5.0--Be a great place to locate, expand and operate a business and provide for well-planned growth and development

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

AURORA PLACES COMPREHENSIVE PLAN OVERVIEW AND IMPLEMENTATION UPDATE
Staff Source: Daniel Krzyzanowski, Planning Supervisor / Daniel Money, Assistant City Attorney
Estimated Presentation/Discussion time: 20/5 minutes

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- | | |
|---|--|
| <input type="checkbox"/> Approve Item and Move Forward to Study Session | <input type="checkbox"/> Approve Item as proposed at Study Session |
| <input type="checkbox"/> Approve Item and Move Forward to Regular Meeting | <input type="checkbox"/> Approve Item as proposed at Regular Meeting |
| <input checked="" type="checkbox"/> Information Only | |
| <input type="checkbox"/> Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field. | |

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: *(Check all that apply)*

- | | |
|--|--|
| <input type="checkbox"/> Recommends Approval | <input type="checkbox"/> Does Not Recommend Approval |
|--|--|

Forwarded Without Recommendation

Recommendation Report Attached

Minutes Attached

Minutes Not Available

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The Aurora Places Comprehensive Plan was adopted unanimously in 2018.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

The city's Aurora Places Comprehensive Plan serves as a foundation for decision-making related to growth and development in Aurora. It presents a vision for the future, with long-range goals, policies, and recommended actions that address the city's physical and economic development. The plan addresses topics including land use, transportation, housing, economic development, natural resources, parks and open space, community identity and more. Aurora Places describes challenges and opportunities that face the community and articulates the city's vision and guiding community principles and values for how it wants to grow and develop.

Aurora Places is general in nature—it cannot tackle every issue in sufficient detail to determine every type of necessary action. The plan's intent is to identify key areas of focus, define a vision for future growth and development, and provide guidance for city actions and investments over the next 10 to 20 years. In areas where more detailed information and recommendations are needed, the plan may identify additional steps or actions to address those needs.

When the Aurora Places Comprehensive Plan was adopted by City Council in late 2018, it was with the understanding that the plan serves as both a compelling statement of the community's vision, values, and aspirations, as well as a powerful decision-making tool that may occasionally be re-calibrated to respond to changing conditions, priorities, and opportunities. To ensure that the plan is a living document, the plan itself recommended that a report on the city's progress toward stated goals be reviewed periodically and shared with the City Council.

Staff's presentation will provide an overview of the plan document, key elements that guide and shape development, policy priorities, and plan implementation. The presentation will provide an update on the status of the action items contained in Chapter 7.

QUESTIONS FOR COUNCIL

Information Only

LEGAL COMMENTS

STAFF PRESENTATIONS

The City Manager shall be responsible to the Council for the proper administration of all affairs of the City placed in his charge and, to that end, shall have the power and duty to make written or verbal reports at any time concerning the affairs of the City under his supervision upon request of the Council.

(City Charter § 7-4(e))(Money)

PUBLIC FINANCIAL IMPACT

YES

NO

If yes, explain:

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain:



CITY OF AURORA

Council Agenda Commentary

Item Title: Fitzsimons Innovation Community History and Update
Item Initiator: Andrea Amonick, Development Services/AURA Manager
Staff Source/Legal Source: Andrea Amonick, Development Services/AURA Manager/Rachel Allen, Client Manager
Outside Speaker: April Giles, Vice President of Business Development Fitzsimons Innovation Community
Council Goal: 2012: 5.2--Plan for the development and redevelopment of strategic areas, station areas and urban centers

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

ITEM DETAILS:

Title: Fitzsimons Innovation Community History and Update
 Staff source name and title / Legal source: Andrea Amonick, Development Services/AURA Manager / Rachel Allen, Client Manager
 Outside speaker name and organization: April Giles, Vice President of Business Development, Fitzsimons Innovation Community
 Estimated Presentation/discussion time: 20/10 minutes

ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session
- Approve Item as proposed at Study Session
- Approve Item and Move Forward to Regular Meeting
- Approve Item as proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration
Reason for waiver is described in the Item Details field.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: N/A

Policy Committee Date: N/A

Action Taken/Follow-up: *(Check all that apply)*

Recommends Approval

Does Not Recommend Approval

Forwarded Without Recommendation

Recommendation Report Attached

Minutes Attached

Minutes Not Available

HISTORY *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

The Fitzsimons Army Base was closed as part of the BRAC process. In 2001, the Aurora City Council approved the Fitzsimons Area Urban Renewal Plan to redevelop the campus and portions of the surrounding area. Since that time, a number of area planning documents have been created, updated and approved including framework development plans, urban renewal plans, station area plans and general development plans.

ITEM SUMMARY *(Brief description of item, discussion, key points, recommendations, etc.)*

April Giles of the the Fitzsimons Innovation Community (formerly the Fitzsimons Redevelopment Authority) will present an overall summary of the area and update the committee on the most recent plans and strategies for area.

QUESTIONS FOR COUNCIL

Information Only.

LEGAL COMMENTS

PUBLIC FINANCIAL IMPACT

YES NO

If yes, explain: Information only.

PRIVATE FISCAL IMPACT

Not Applicable Significant Nominal

If Significant or Nominal, explain: Information only – additional items with fiscal impact may be brought forward at a future date.

4.13.2022 PED HBID Update Notes:

Chance is tentatively scheduled to be in Colorado Springs for a conference with Downtown Colorado Inc. (membership org. for BIDs).

On Havana Street update:

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/>

New Businesses:

1. Thai Basil building under new co-ownership and soon to be redeveloped to Cast Iron Korean BBQ restaurant (same owner as Seoul KBBQ), opening expected June 2022
2. BB.Q Chicken <<https://www.bbqchickeneats.com/>> - Korean Fried Chicken – Soft Opening was March 24, 2022
3. Kum & Go - Havana & Yale - pre-construction work will begin Spring 2022 and plans to open in Early 2023, plans to include an 8x8 concrete art pad to support the public art program for Art2C/AAIPP program in 2024-2026.

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

Join us for networking OHS - Coffee & Bagels - on April 8, 2022 - Details here: <https://onhavanastreet.com/events/coffee-bagels-networking-on-havana-street/>

Havana Street Global Market by Bonfire Events Co. is COMING SOON this summer - June to Sept 2022, 9-1p every Saturday in the former Bicycle Village Parking lot, Apply to be a vendor here: <https://bonfireeventco.com/market/aurora-global-market/>

Chance Horiuchi
(She, Her, Hers)
Havana Business Improvement District
On Havana Street
Executive Director

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Mailing Address: 1555 S Havana Street Suite F 303 Aurora, CO 80012

www.OnHavanaStreet.com

MEMO

TO: COUNCIL MEMBER DANIELLE JURINSKY, CHAIR PLANNING AND ECONOMIC DEVELOPMENT
POLICY COMMITTEE
COUNCIL MEMBER ANGELA LAWSON
COUNCIL MEMBER DUSTIN ZVONEK

FROM: BRAD PIERCE, CHAIR OIL AND GAS ADVISORY COMMITTEE

SUBJECT: OIL AND GAS ADVISORY COMMITTEE FIRST QUARTER 2022 REPORT

DATE: APRIL 13, 2022

I am pleased to provide the First Quarter 2022 Report of the activities of the Oil and Gas Advisory Committee. We had two meetings on WebEx in the First Quarter on January 19, 2022 and March 31, 2022.

January 19, 2022 Virtual Meeting on WebEx:

- Presentation on Plugging and Abandoning Wells: Representatives from GMT Exploration provided a presentation on the process of plugging and abandoning wells in the DJ Basin.
 - The topics covered in the presentation are a summary of current state regulations, factors for the end of life of a well, differences between horizontal and vertical wells, the economics of old wells, and an overview of the plugging and abandoning process.
- Staff provided updates on current Oil and Gas Permit applications since November 21, 2021
- Staff provided an update of oil and gas inspections since November 17, 2021
- Meeting: Public Comment:
 - None
- Mr. Moore provided Historical Aurora Production and Review of 2021.
 - He presented information on: names and status of current Operators within the City, number of drilled wells, number of plugged wells, number of plugged wells successfully located, the passage of the Oil & Gas Manual, current work on an updated web page and map-based interface, number of inspections and results, number of permits issued this year, and status of permits under review and provided an update on rulemaking at the COGCC
- Mr. Moore discussed the upcoming 2022 Energy Symposium in Rifle, Colorado in early April. Staff discussed the Oil and Gas Committee Roster: The City Clerk has requested that all Committees provide a Master Roster that contains member information, term start dates, term end dates and other relevant information.
- Election of Officers: Brad Pierce, Chair and Josh Reddell, Vice Chair were re-elected
- Staff and committee members discussed the 2022 Calendar and future topic ideas

March 31, 2022 Virtual Meeting on WebEx:

- Staff provided updates on current Oil and Gas Permit applications since January 19, 2022
- Staff provided an update of oil and gas inspections since January 19, 2022
- Mr. Moore discussed the COGCC Financial Assurance Final Rules
- Meeting: Public Comment:
 - None
- Staff made a very detailed presentation on dates of appointment, term start and end dates, number of terms served, conflict with By Laws and City Code and reappointment of members
- Staff and committee members discussed the Energy & Environment Symposium April 13-14, 2022

Respectfully Submitted,

A handwritten signature in blue ink that reads "Brad Pierce". The signature is written in a cursive, flowing style.

Brad Pierce
Chair, Oil and Gas Advisory Committee