



AGENDA

Planning and Economic Development Policy Committee

August 2, 2023

8:30 am

VIRTUAL MEETING

City of Aurora

15151 E Alameda Parkway

Public Participation Dialing Instructions

Call in Number: 1(408)418-9388

Access Code: 2491 607 7952

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

This meeting will be live-streamed on the city's YouTube channel. Watch at [YouTube.com/TheAuroraChannel](https://www.youtube.com/TheAuroraChannel)

Council Member Francoise Bergan, Chair
Council Member Steve Sundberg, 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
July 12, 2023 Draft Subject to Approval Councilmember Bergan	
3. General Business	
3.a Development Review Quarterly Update Q2 2023	15
Quarterly Development Review Update Staff: ICM Jason Batchelor, DCM Laura Perry Estimated presentation time: 15 minutes	

3.b ICSC Conference Update 18

ICSC Conference Update
Staff/Legal Source: Bob Oliva, Retail/Commercial Supervisor/Rachel Allen,
Client Services Manager
Estimated presentation time: 15 minutes

3.c Careers in Construction Colorado 28

Careers in Construction Colorado
Staff Source: Jacob Cox, Manager of Development Assistance
Outside Speaker: Morgan Cullen, Director of Government Affairs, Home
Builders Association of Metro Denver

4. Miscellaneous Matters for Consideration

4.a Aurora Economic Development Council

NO REPORT

4.b Havana Business Improvement District

NO REPORT

4.c Aurora Chamber of Commerce

Naomi Colwell

4.d Planning Commission

NO REPORT

4.e Oil and Gas Committee

NO REPORT

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 September 13, 2023, at 8:30 AM MT

6. Adjournment

PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING

MINUTES

Date: July 12, 2023

Time: 8:30 am

Members Present Chair: Council Member Francoise Bergan, Council Member Steve Sundberg

Others Present Adrian Botham, Andrea Amonick, Andrea Barnes, Becky Hogan, Blake Fulenwider, Brad Pierce, Brandon Cammarata, Brian Rulla, Brooke Bell, Cathy DeWolf, Chance Horiuchi, Cindy Colip, Crystal Vigil, Dan Harrington, Daniel Brotzman, Dave Scott, Diana Rael, Elena Vasconez, Gayle Jetchick, Ian Best, Jacob Cox, Jake Zambrano, Jeannine Rustad, Jeffrey Moore, Jeremy, Jessica Prosser, Julie Patterson, Kelly Bish, Laura Perry, Leah Ramsey, Marcia McGilley, Maria Alvarez, Mark Witkiewicz, Melvin Bush, Michelle Gardner, Mindy Parnes, Morgan Cullen, Naomi Colwell, Rachel Allen, Robert Oliva, Scott Berg, Stephen E Rodriguez, Steve Durian, Sunny Banka, Tod Kuntzelman, Tom Oldenburg, Yuriy Gorlov

1. CALL TO ORDER

2. APPROVAL OF June 12, 2023, DRAFT MINUTES–COUNCIL MEMBER BERGAN
2.a. The minutes were approved.

3. GENERAL BUSINESS

3.a. Amendment to Chapter 98 of Ordinance Regarding Authority of the PROS Director

Summary of Issue and Discussion:

Brooke Bell, Director of Parks, Recreation and Open Space

Brooke Bell presented this item. B. Bell states that the item is in the city development and the city is regulated through the Unified Development Ordinance (UDO), as well as manuals established by individual departments, responsible for those standards, their city, the city assets, and the maintenance of those city assets.

The Parks, Recreation and Open Space Dedication and Development Criteria Manual was initially adopted in 2004. This manual serves as a regulatory guide for

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various aspects, including the planning, design, construction, management, and operation of parks, recreation sites, and open space areas. It operates under the authority granted to the Parks, Recreation, and Open Space Department.

B. Bell stated that the two proposed amendments mark the initial phase of a comprehensive evaluation process for the PROS Dedication and Development Criteria Manual. She clarified that the language in these amendments does not alter the fees' amount or structure currently in place. The intended process is to update the PROS standards manual, which is expected to span approximately one year. This process will involve engaging with city leadership, staff, multiple departments, and the development community through the Development Review Advisory Board and the Joint Task Force.

She mentioned the purpose behind amending the city code in Chapter 98. The amendment aims to introduce two new sections to the code, primarily to provide clarity regarding the director's authority to adopt rules and regulations. Additionally, the amendment seeks to include definitions for the Director, development review fees, land dedication, and cash-in-lieu. This amendment aims to achieve greater consistency with other departments involved in development review processes, as they also maintain their development manuals. Examples of such manuals mentioned include public works, roadway design, and construction specification manuals, as well as Aurora Water's design standards and specification fees.

She highlighted that the amendment aims to eliminate redundancy and duplication between the UDO and the PROS Dedication and Development Criteria Manual. It specifies that the park and open space land dedication standards, criteria, methodology, and other relevant requirements will be defined within the PROS Dedication and Development Criteria Manual. She added that the amendment addresses an administrative error that occurred during the adoption of the UDO in 2019. It rectifies the omission of park development fees from both the city code and UDO by reintroducing them. Importantly, this amendment does not modify the existing methodology and fee structures. Furthermore, she clarified that future evaluations of the PROS manual will include a thorough review of the methodology and fees associated with park development.

She highlighted two modifications from the proposed amendment. Firstly, it permits the installation of privacy fences alongside public and open space areas to obstruct views into the residential rear and side yards from nearby streets, alleys, and shared drives. Secondly, the amendment allows for sidewalks that serve as the primary entry points for residential properties to extend into the 25-foot special landscape buffer adjacent to public parks, open spaces, and trails. These revisions have been requested by the development community and have received support from staff after a thorough review.

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B. Bell stressed that the proposed amendments are minor and serve as a basis for future changes to the manual. The objective is to establish consistency, responsiveness to development, and a balanced approach to meet the city's needs. This process is expected to take around one year to complete.

B. Bell asked two key questions to the Committee: First, whether they support advancing the City Code Chapter 98 Amendments through the planning process to the Planning Commission. Second, whether they support moving forward with the UDO Amendments through the planning process, which will also involve the Planning Commission, and finally if all these proposed amendments will be presented to the City Council for consideration.

- CM Sundberg stressed his preference for the term "responsive to development" as it effectively captures the notion of streamlining, updating, and enhancing efficiency over the long term. He requested clarification to confirm whether this interpretation accurately reflects their intention. B. Bell answered it is correct.
- CM Bergan asked regarding the provision on privacy fencing, seeking clarification on whether the proposal simply allows for the option of privacy fencing in development, rather than mandating its compulsory inclusion. She then mentioned a specific situation regarding fencing and requested clarification on whether it is mandated by the current code. B. Bell acknowledged the need to follow up for further clarification on the matter raised. However, based on her current understanding, she expressed her belief that the proposal does not mandate the inclusion of privacy fencing. B. Bell will confirm the details and respond to the Committee regarding the inquiry.
- CM Bergan asked if there are no changes to park development fees. B. Bell answered that the park development fees are not changing as part of the current amendment. However, she explained that potential changes to the fees may be considered in the future evaluation process.
- CM Bergan expressed concern regarding the authority to change fees and confirmed with B. Bell that any fee changes would still require approval from the Council. B. Bell acknowledged this and explained that fee evaluations are typically conducted annually as part of the budget process, considering factors such as inflation. CM Bergan agreed and suggested that the fee changes would be presented during a budget workshop or similar session. B. Bell affirmed that fee changes are indeed part of the budget process and require Council involvement.
- CM Bergan brought up the distinction between impact fees and the fees under discussion, noting that impact fees require Council approval. B. Bell mentioned her unfamiliarity with impact fees and offered to gather more information. Laura Perry commented and assured CM Bergan that they will provide updates to the Council. L. Perry explained that this is the first time the Committee and Council are being briefed on code updates related to the PROS manual, definitions, and associated fees. She emphasized the

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transparency of the fee calculation process and committed to keeping the Council informed. L. Perry also highlighted the importance of engaging the development community for their input on definitions and fees.

- CM Bergan recalled the Council's involvement in approving increases for impact fees, and L. Perry confirmed that fee increases indeed go through Council for approval. CM Bergan expressed satisfaction with this clarification.

Outcome:

Council Member Bergan and Council Member Sundberg approved this item to move forward to Planning Commission.

Follow-up Action:

Staff will add this item to the Planning Commission agenda.

3.b. Ordinance Amending the UDO to Clarify Parks and Open Space Provisions

Summary of Issue and Discussion:

Brooke Bell, Director of Parks, Recreation and Open Space

- Brooke Bell mentioned that she had prepared a single slideshow that covers both the current item and the next item.
- CM Bergan requested to proceed to the next item, and this was agreed upon by CM Sundberg.

Outcome:

Council Member Bergan and Council Member Sundberg approved this item to move forward to Planning Commission.

Follow-up Action:

Staff will add this item to the Planning Commission agenda.

3.c. UDO Text Amendment, which includes simplification to rear setback along alleys, other clarifications

Summary of Issue and Discussion:

Brandon Cammarata, Planning Manager

Brandon Cammarata presented a set of minor amendments to the UDO. He mentioned that they have been coordinating with PROS and Aurora Water over the last few months in the preparation of various packages.

The amendments include the landscape section of the zoning code to address unclear or conflicting language and provide more flexibility. This includes allowing greater use of artificial turf, clarifying guidelines for mulch, and enhancing the usability of landscape buffers. The amendments also touch on other sections of the code, with the highlight being the simplification of alley setbacks. The proposed change would establish a minimum setback of three feet, simplifying the current

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complex regulations. This modification is intended to address concerns raised by the development community regarding utility-related discussions in alleys.

B. Cammarata provided a high-level overview of the amendments, acknowledging that there are more detailed aspects to discuss if needed. He asked the Committee for their decision on proceeding with the amendments, as well as any specific points they would like to clarify during the process.

- CM Sundberg asked about the buffer zone mentioned in alleyways, questioning if it was influenced by developer feedback and previous concerns. B. Cammarata explained that when dealing with alleyways, which are typically 16 to 20 feet wide, the setback determines how close a building, often a garage, can be constructed to the alley. This aspect has been identified as a complexity, resulting in the need for variances and their subsequent approval. Recognizing the routine approval of variances, he stressed the importance of revisiting that section of the code to address the underlying complexity and potentially make necessary amendments. CM Sundberg acknowledged the reasoning and expressed appreciation for the clarification.
- CM Bergan asked about the minimum height requirement. She recalled a recent development that experienced confusion regarding how the height was measured. B. Cammarata clarified that the specific amendment being discussed is related to the MUC (Mixed-Use Commercial) Zone District, which is commonly used for commercial and multifamily projects. He mentioned that there have been several proposals within the MUC Zone District, and the amendment aims to provide clarity regarding height expectations in those areas.
- CM Bergan asked whether the proposed amendment addresses the calculation complexities that were previously encountered. She also requested clarification if it may need to be changed in a different location or manner. B. Cammarata acknowledged the question, specifically referencing the height calculation. He explained that the existing calculation method considers factors such as grades and aims to ensure flexible roof design options. At present, there are no plans to modify the calculation, but he expressed openness to listening to concerns or thoughts the Committee may have or any feedback they have received regarding the height calculation.
- CM Bergan asked regarding the amendment concerning artificial turf and rock mulch, inquiring whether the change applies to both current and future developments, encompassing residential and commercial properties. B. Cammarata confirmed CM Bergan's understanding, noting that existing homes will have the option to convert to artificial turf and that the amendment provides more frequent and accessible opportunities for such conversions.
- CM Bergan also asked whether the proposed changes also apply to the city's municipal grounds. B. Cammarata confirmed that the changes apply to nonresidential uses, including institutional and government properties.

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However, CM Bergan requested further clarification from others present to ensure that the city's municipal grounds are indeed included in the proposed amendments. Kelly Bish, Landscape Architect, confirmed that the ordinance changes apply citywide and do not exempt any specific use, building, or type of land development. CM Bergan acknowledged the clarification and expressed gratitude to B. Cammarata.

Outcome:

Council Member Bergan and Council Member Sundberg approved this item to move forward to Planning Commission.

Follow-up Action:

Staff will add this item to the Planning Commission agenda.

3.d. Ordinance Clarifying the Designation of the Floodplain Manager**Summary of Issue and Discussion:**

Steven Durian, Deputy Director of Public Works Development Review

Steve Durian presented this item. He explained that he will cover both the current item and the next item on the agenda. Although the items are in different chapters, they are closely related and serve the same purpose.

He mentioned that the Public Works Department and Aurora Water have been working diligently to reorganize the development review process. The goal is to clarify the code regulations involved in reviewing development projects between the two departments. The aim is to allocate responsibilities to the appropriate personnel within each department and minimize redundancy that arises when multiple departments review the same issues.

He explained that the proposed changes will significantly impact two positions: the City Engineer in Public Works and the General Manager of Aurora Water. The Chapter 70 Changes involve transferring the Floodplain Management responsibilities from the City Engineer to the Floodplain Administrator in Aurora Water. The Chapter 138 Changes assign Aurora Water with the responsibilities of reviewing the Master Preliminary and Final Drainage Plan and Master Utility Studies and reviewing and approving the Stormwater Management Plan Reports, which were previously handled by the City Engineer. Additionally, the changes clarify inspection responsibilities and allocate them appropriately between Aurora Water and Public Works.

The purpose of these changes is to streamline and clarify the assignment of responsibilities within the respective departments. As a follow-up to these ordinances, there will be a subsequent amendment to update the titles within the code. Specifically, the title of the Director of Aurora Water will be changed to the

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General Manager of Aurora Water to align with the current organizational titles in effect.

- CM Bergan requested clarification on whether the title changes were included in the backup of the ordinance. S. Durian clarified that the title changes indeed exist, but they are mentioned in multiple sections throughout the code, making it challenging to include them all in a single ordinance. He explained that it would have been difficult to incorporate a third ordinance solely to address the title changes. CM Bergan expressed understanding and noted that the updates would involve assigning responsibilities to the General Manager of Aurora Water. S. Durian confirmed this and reiterated that the title changes will be addressed as a follow-up action.
- CM Bergan asked about the approval process for development reviews and whether it always needs to go to the General Manager for final approval. She expressed concern about potential delays due to the General Manager's busy schedule. S. Durian assures CM Bergan that the duties can be delegated to the staff within the department. CM Bergan acknowledged this information and expressed satisfaction with the clarification provided.
- CM Bergan asked CM Sundberg if he had any questions. CM Sundberg answered that his concern is all about creating efficiencies and expressed hope that the proposed changes will streamline processes.
- CM Bergan mentioned hearing a rumor and asked about S. Durian leaving. S. Durian confirmed that he is indeed leaving due to an opportunity in another jurisdiction. He expressed regret about not being able to complete all their goals in his current position. CM Bergan expressed appreciation for S. Durian's contributions and wishes him good luck. She also asked if S. Durian knew anyone who could potentially fill his position and requested that he informs the Committee if he comes across suitable candidates. S. Durian acknowledged the request and mentioned that he is actively searching for potential replacements.

Outcome:

Council Member Bergan and Council Member Lawson approved this item to move forward to Study Session.

Follow-up Action:

Staff will add this item to the Study Session agenda.

3.e. Ordinance Amending and Clarifying Drainage Approval Authority

Summary of Issue and Discussion:

Steven Durian, Deputy Director of Public Works Development Review

Steve Durian presented the item, and it was discussed along with the previous item.

Outcome:

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Council Member Bergan and Council Member Lawson approved this item to move forward to Study Session.

Follow-up Action:

Staff will add this item to the Study Session agenda.

3.f. Revisions to the Axis Exploration LLC Operator Agreement**Summary of Issue and Discussion:**

Jeffrey Moore, Manager of Energy & Environment Division

Jeffrey Moore introduced himself and informed the council members and staff that the applicant, Dan Harrington from Civitas Resources representing Axis Exploration, will be making the presentation.

The purpose of the amendment being sought is to add a new well site and remove two existing well sites from the Aurora Axis Operator agreement of 2019. The intention is to add a new well site named "Deuce" with 18 wells while eliminating two offset well sites that were initially approved for 40 wells. This amendment would result in a net decrease of one site and 22 fewer wells in the Operator Agreement (OA).

The addition of the new well site, Deuce, is being requested through the Future Well Sites mechanism outlined in section 7.B.ii of the Operator Agreement. If the amendment moves forward, Deuce will be included in Exhibits A and D via a Council vote.

Furthermore, Axis has committed to constructing the Deuce site and commencing drilling within three years from the effective date of the amendment, as per the request of the Energy & Environment Division.

In addition to the well site amendment, Axis is also seeking an exemption from the requirement for produced water takeaway by pipeline, as stated in section 4 of the Operator Agreement for the Deuce Site. Instead, trucked-produced takeaway during the Production Phase will be allowed. This aligns with the practices of Axis and Crestone in other areas of Aurora.

D. Harrington presented an overview map of the area under consideration, which is located south of DIA, spanning E470 and east of Pena Boulevard. They propose adding a new site called the Deuce in the industrial park area east of E470. Zooming in on the map, the Deuce site is positioned as a shift from the previously approved ACP-E site located in the southern part. The relocation of the site covers approximately 1,700 feet within the same section. This move offers several advantages. Firstly, it significantly improves the setback from Second Creek, which is a designated Mile High Flood District stream. Secondly, it increases the distance between the site and future residential development planned south of 56th Avenue. Additionally, by implementing extended-reach drilling from the Deuce site, it

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becomes possible to eliminate another site to the west known as the Hammer site. He mentioned that they have engaged in discussions with the surface owners' representative regarding the site relocation, and they have received full support for the proposed move.

D. Harrington presented the updated Exhibits A and D, which would be approved and included in the Operator Agreement. The proposed changes involve the elimination of the ACP-E site, originally approved for eight wells, and the Hammer site located west of E470 initially approved for 32 wells. Instead, the focus will be on the Deuce site, which will accommodate 18 wells.

Additionally, D. Harrington emphasized the intention to evaluate and potentially reenter and re-plug several non-Civitas-operated legacy wells in the area. He stressed the importance of re-plugging these wells to meet modern standards, as some of them were plugged in the past using outdated methods. There are approximately 19 legacy wells in the area, and some of them have already been re-plugged or are scheduled for re-plugging.

- CM Bergan expressed her appreciation for the proposed changes, noting that the reduction in the number of wells and their relocation away from residential areas and the creek is beneficial from an environmental standpoint. She also acknowledged the importance of re-plugging legacy wells for safety reasons.
- J. Moore agreed with the previous statements and highlighted the significance of removing the former location west of E470 from consideration and officially removing it from the Operator Agreement. They express appreciation for Civitas' commitment to re-plug old wells, which benefits the city. He mentioned that their division has reviewed the proposal and fully supports the changes. If approved, they are ready to move forward with a Study Session on July 24 and a public hearing at Council on July 31.
- CM Bergan asked about the timeline for drilling, and D. Harrington answered that the current plan is to start drilling approximately 18 months from now. However, he noted that the timeline is subject to change. He assured that they are committed to commencing drilling within three years from the approval of the amendment.
- J. Moore agreed with Dan's explanation and confirmed that the water used for completion operations at the site will be transported through lay flat lines, while natural gas and oil production will be connected to pipelines. The only aspect handled by trucks will be the transportation of produced water. He explained that the number of trucks needed for water removal decreases significantly as production progresses. CM Bergan expressed her appreciation and thanked them for the clarification.

Outcome:

Council Member Bergan and Council Member Lawson approved this item to move forward to Study Session.

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Follow-up Action:

Staff will add this item to the Study Session agenda.

3.g. Small Business Event Update**Summary of Issue and Discussion:**

Marcia McGilley, SBDC Executive Director

Marcia McGilley introduced herself and announced an upcoming event, the Veterans Small Business Conference, which the city is sponsoring.

M. McGilley discussed the 16th Annual Veterans Small Business Conference, highlighting the presenting sponsors: Aurora South-Metro Small Business Development Center and Pikes Peak Small Business Development Center. The City of Aurora through A-U-R-A is the premier sponsor for the second consecutive year. The event is a partnership with the Aurora Chamber, Colorado Springs Chamber, SBA, and Connect2DOT. The conference is considered the premier event for military veteran entrepreneurs and their partners and spouses. Last year, due to COVID-19, the conference was held remotely, but this year it will be an in-person event.

She highlighted the successes of the previous year's conference, including 2,578 total page views, 161 registrants (exceeding the goal of 150), 26 exhibitors in the online program, and 60 participants in the roundtable discussions. The event was well-received, and registrations for this year's in-person conference have already started coming in since the website opened.

The event details are as follows: the conference will take place on Monday, September 18, from 8:00 AM to 4:00 PM at the Hyatt Regency Aurora. The goal is to have 200 in-person attendees, with 15 small businesses having the opportunity to exhibit and 10 to 15 community partners having tables. The website is now open for registration, and tickets are priced at \$129 per attendee, \$250 for small business exhibitors, and \$500 for community partner exhibitor booths.

She presented the agenda for the event, which includes a VIP Reception the night before for speakers, sponsors, and dignitaries. The main event starts at 8:00 AM on Monday, September 18. The program begins with welcoming remarks from the mayor and other individuals. The opening keynote speaker is Danny Moore, President, and Founder of De Novo Solutions in Aurora, who is a Navy veteran with 24 years of service and experience in running the Aerospace Facility in Aurora.

After the keynote speech, there will be breakout sessions that cover different topics and concurrent sessions will also be open for exhibits, and the event will conclude with a closing event, following the format of other conferences.

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M. McGilley presented the floor plan of the Hyatt, indicating that there will be booths set up in the hallway. She informed the Committee members that they are collaborating with various organizations, including the SBDC, Colorado Springs Chamber, Aurora Chamber, Mt. Carmel Veterans Service Center, the VBOC (Veterans Business Office Center), and the SBA (Small Business Administration). They express excitement about the new VBOC in Colorado, which was previously located in Utah and is now funded by the SBA.

She mentioned the sponsors for the event, including the City of Aurora, Connect2DOT, the Department of Transportation, the City of Colorado Springs, BSide, CEDS, the Armed Forces Bank, and the Colorado Enterprise Fund. She added that more sponsors are being finalized and that the sponsorship sheet includes benefits for the City of Aurora as the first sponsor. She also stated that they are working on marketing and promotion, and a marketing toolkit has been sent out to promote registration for the event.

M. McGilley provided information about the impact of the event, stating that they anticipate 40 room nights and 200 attendees from across the state. They mention that the event is being promoted by SBDC centers in the network, which tends to draw a wide range of participants to the City of Aurora. She expressed excitement about the event and offered to answer any questions.

- CM Bergan asked about Council members' invitations to the VIP Reception and mentioned the late notice they usually receive for events. M. McGilley clarified that the mayor will be speaking at the conference opening. She assured CM Bergan that the Council members will be invited and included in the VIP Reception. CM Bergan expressed gratitude for the clarification and thanked M. McGilley.
- CM Sundberg expressed curiosity about how they target the possible attendees for the event, specifically veteran entrepreneurs and those interested in becoming entrepreneurs. M. McGilley explained that they reach out to organizations supporting veterans, promote through the Chambers, utilize attendee lists from previous years, and leverage the large veteran population associated with Buckley Air Force Base. They also promote within the SBDC system to reach a broader audience of potential attendees. She added that around 15 organizations are involved in marketing and outreach efforts to ensure the conference is well-attended and serves the veteran community.
- CM Sundberg acknowledged the creativity and entrepreneurial spirit of veterans, including some within the Council. CM Bergan expressed appreciation for the update and finds the event exciting.

Outcome:

Information only.

Follow-up Action:

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None required.

4. MISCELLANEOUS MATTERS FOR CONSIDERATION

4. a. Aurora Economic Development Council

- Yuriy Gorlov

Y. Gorlov provided an update to the Committee members regarding absorption, construction rates, and planned development in Aurora. Despite some market inconsistencies every month, he highlighted that the city has seen positive numbers and ongoing activity in terms of industrial and office velocities during the first half of the year. He assured the Committee that there are numerous projects underway and progressing well, without going into specific details as they were already familiar with them.

He stated that the Economic Development Council (EDC) is actively forming partnerships with community organizations and engaging in statewide initiatives to promote new industry efforts in Aurora. They are pursuing grants and exploring opportunities to leverage additional resources to attract more attention to the city and continue promoting its economic growth.

He mentioned recent legislation regarding data centers, the film industry, and employer housing credits, which have been positively received by businesses. He also noted an increasing interest from manufacturers in pursuing federal funding, particularly in advanced manufacturing related to energy, batteries, hydrogen, and other related fields. They have been successful in their recruitment trips to Phoenix and California and are planning additional trips to Texas, North Carolina, and other markets to engage with aerospace, bioscience, and manufacturing companies.

- CM Bergan asked about the semiconductor industry and the incentives passed by the federal government. Y. Gorlov responded that the state is also setting up an office and dedicating staff to attract the semiconductor industry. He mentioned that while this industry presents opportunities, it also requires significant resources such as power and water. He mentioned that although some semiconductor companies have expressed interest in Aurora, there have been concerns about their heavy utility usage. However, he believes there are opportunities to attract companies in the semiconductor supply chain that require less power and water.
- CM Bergan raised the issue of China's monopoly on certain minerals used in chip making, which could potentially impact the expansion of the semiconductor industry. Y. Gorlov acknowledged the constraints and challenges faced by the semiconductor industry. He also stated that there are emerging technologies, such as solid-state batteries, that are exploring alternative resources.

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- CM Sundberg stressed the importance of being a business-friendly state. He referred to the challenges faced by California, where several hundred businesses have relocated in recent years due to overregulation, taxation, and difficulties in conducting business. Y. Gorlov agreed with the comment and thanked the Council members.

4.b. Havana Business Improvement District

- Chance Horiuchi
NO REPORT

4.c. Aurora Chamber of Commerce

- Kevin Hougen:
NO REPORT

4.d. Planning Commission

- Becky Hogan

B. Hogan highlighted the success and consistency of the planning and development process in Aurora. Over the past 13 months, the Planning Commission has reviewed 133 development projects, with only two cases being appealed to City Council. In both appeals, City Council upheld the decisions made by the Planning Commission. Additionally, out of the 18 zoning cases reviewed, City Council upheld 100 percent of the Planning Commission's recommendations for rezoning. This consistency demonstrates a streamlined and efficient process, reducing time and costs for the development community. She emphasized the positive collaboration between the Planning Commission and City Council, working independently while marching in lockstep towards common goals.

- CM Bergan commended Becky and her team for their exceptional work and emphasized the significance of their role in the decision-making process. She appreciated the existence of independent entities that provide residents with the opportunity to appeal and present their cases. CM Sundberg also thanked Becky and her team for their time, experience, and expertise on the Committee.

4.e. Oil and Gas Committee

- Brad Pierce
NO REPORT

4.f. Business Advisory Board

- Garrett Walls
NO REPORT

4.g. Retail

- Bob Oliva
NO REPORT

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- 4.h. Small Business**
 - Marcia McGilleyNO REPORT
- 4.i. Visit Aurora**
 - Bruce DaltonNO REPORT

5. CONFIRM NEXT MEETING DATE

Scheduled for August 2, 2023, at 8:30 AM MT.

6. ADJOURNMENT

APPROVED: _____
Francoise Bergan, Committee Chair



CITY OF AURORA

Council Agenda Commentary

Item Title: Development Review Quarterly Update Q2 2023
Item Initiator: Jason Batchelor, Interim City Manager; Laura Perry, Deputy City Manager
Staff Source/Legal Source: Jason Batchelor, Interim City Manager; Laura Perry, Deputy City Manager
Outside Speaker: N/A
Council Goal: Select a Council Goal

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: Quarterly Development Review Update, for information only.

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: Yes No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Agenda long title
- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated Presentation/discussion time for Study Session

Quarterly Development Review update, for information only
Staff: ICM Jason Batchelor, DCM Laurora Perry
Estimated presentation time: 15 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 above.

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

Minutes Not Available

Minutes Attached

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 development process includes cross-departmental collaboration between the Office of Development Assistance (ODA), Planning, Public Works, PROS, and Aurora Water.

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

This quarterly update presentation includes Development Review Fund projections, workload and performance by department and division, Process Improvement initiatives, and other updates for development review related business.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

Revenue Impact

Budgeted Expenditure Impact

Non-Budgeted Expenditure Impact

Workload Impact

No Fiscal Impact

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

Empty text box for revenue impact details.

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

Empty text box for budgeted expenditure impact details.

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

Empty text box for non-budgeted expenditure impact details.

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

Empty text box for workload impact details.

QUESTIONS FOR COUNCIL

For information only.

LEGAL COMMENTS

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 he shall have the power

and duty to Keep the council advised of the financial condition and future needs of the city and make such recommendations to the council for adoption as he may deem necessary or expedient. (City Charter Sec. 7-4(f)). (Allen)



CITY OF AURORA

Council Agenda Commentary

Item Title: ICSC Conference Update
Item Initiator: Andrea Amonick, Development Services Manager
Staff Source/Legal Source: Bob Oliva, Retail/Commercial Supervisor/Rachel Allen, Client Services Manager
Outside Speaker: N/A
Council Goal: 2012: 5.7--Develop and maintain an aggressive retail retention and expansion strategy

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A Information Only

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: Yes No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

ICSC Conference Update: A review of the ICSC conference with details on attendees, meetings and results

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 above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning & Economic Development

Policy Committee Date: N/A

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

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Minutes Not Available
- Minutes Attached

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.)

This is an annual update on the May 2023 ICSC RECON conference.

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

The presentation includes information about the conference, who attended, what was discussed and the results.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact Budgeted Expenditure Impact Non-Budgeted Expenditure Impact
 Workload Impact No Fiscal Impact

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

Results should have positive revenue impact, generally.

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

QUESTIONS FOR COUNCIL

Information Only

LEGAL COMMENTS

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 he shall have the power and duty to keep the council advised of the financial condition and future needs of the city and make such recommendations to the council for adoption as he may deem necessary or expedient. (City Charter Section 7-4(f)). (Allen)



ICSC 2023



ICSC 2023

- The International Council of Shopping Centers
- Our Team
- The Meeting Schedule
- Done deals?
- Aurora Developers
- Results

ICSC is where we meet and attract High Volume Retailers and Restaurants new to Aurora

- We are interested in both Local Operators and National Chains
- Nordstrom's Rack and Bowlero met with us last year for the deals we did this year



The Aurora Team

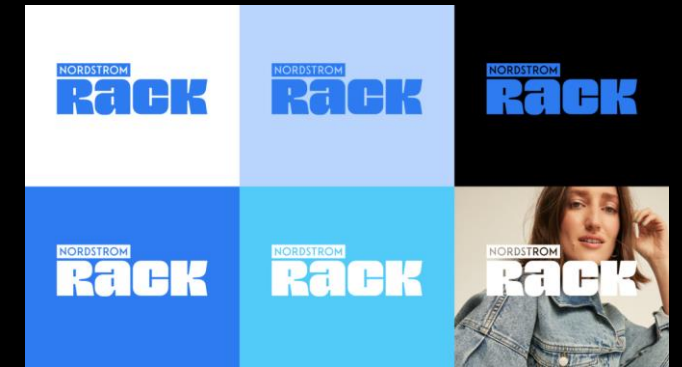
- Interim City Manager: Jason Batchelor
- Councilperson: Françoise Bergan
- Office of Development Assistance: Cesarina Darcy
- Andrea Amonick: Development Services Manager
- Bob Oliva: Retail/Commercial Supervisor
- Cathy DeWolf: Coordinator
- Tom Oldenburg: Retail/Commercial Project Manager
- GIS, Bill Kieffer: Mapping, iPads



Meeting Schedule:

35 Meetings in 1 ½ days

- Kroger/King Soopers
- Dick's Sporting Goods
- Wal-Mart
- Kimco
- Southlands
- Crosbie Real Estate
- CBRE
- JLL
- Sullivan Hayes
- Painted Prairie
- Washington Prime, etc



Why do we meet with Restaurants?

Restaurants produce more sales per square foot than retailers

More Employees per sq ft

Restaurants are not in direct competition with online shopping; they compete with delivery

It's about The Experience



ODA's unscheduled meeting with The King...



Results

- Restaurant Program Deals
- 6 Large Box Retailers expressing interest in specific sites
- Brokers: Restaurants are back, Omni-Channel Retailers are expanding
- Aurora Developers: Lots of Action lease/sell sites, northeast.
- The hot topic is value-add redevelopments





CITY OF AURORA

Council Agenda Commentary

Item Title: Careers in Construction Colorado
Item Initiator: Jacob Cox, Manager of Development Assistance
Staff Source/Legal Source: Jacob Cox, Manager of Development Assistance
Outside Speaker: Morgan Cullen, Director of Government Affairs, Home Builders Association of Metro Denver
Council Goal: 2012: 5.5--Promote education and workforce development as a key to economic vitality

COUNCIL MEETING DATES:

Study Session: N/A

Regular Meeting: N/A

2nd Regular Meeting (if applicable): N/A

Item requires a Public Hearing: Yes No

ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

Careers in Construction Colorado
Outside Speaker: Morgan Cullen, Director of Government Affairs, Home Builders Association of Metro Denver

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 above.

PREVIOUS ACTIONS OR REVIEWS:

Policy Committee Name: Planning & Economic Development

Policy Committee Date: N/A

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

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Minutes Not Available

Minutes Attached

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.)*

Staff previously presented this information at a 2020 PED meeting regarding the Construction Education Foundation Careers in Construction (CIC) program. The HBA has been coordinating with city staff to explore how to implement the CIC program in conjunction with building permits. The city identified technology challenges with implementing this program in 2020, and staff is taking a new look at options with ongoing updates to our system.

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

High School Construction Program – Funded by the Industry Through a Building Permit Fee

Background

AGC Colorado and several Home Building Associations are helping put construction shop back into high schools in Colorado, through a program called Careers In Construction Colorado.

Careers in Construction Colorado

Careers in Construction Colorado is a high school construction trades program that AGC Colorado and the HBA and other local homebuilding associations in Colorado operate in 20 high schools in partnership with various school districts and high schools.

The Colorado Dept of Labor and Employment projects that the industry will need 220,000 employees in 2027, or 45,000 additional employees (plus retirement replacements) in 5 years.

FISCAL IMPACT

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact Budgeted Expenditure Impact Non-Budgeted Expenditure Impact
 Workload Impact No Fiscal Impact

REVENUE IMPACT

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

BUDGETED EXPENDITURE IMPACT

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

NON-BUDGETED EXPENDITURE IMPACT

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

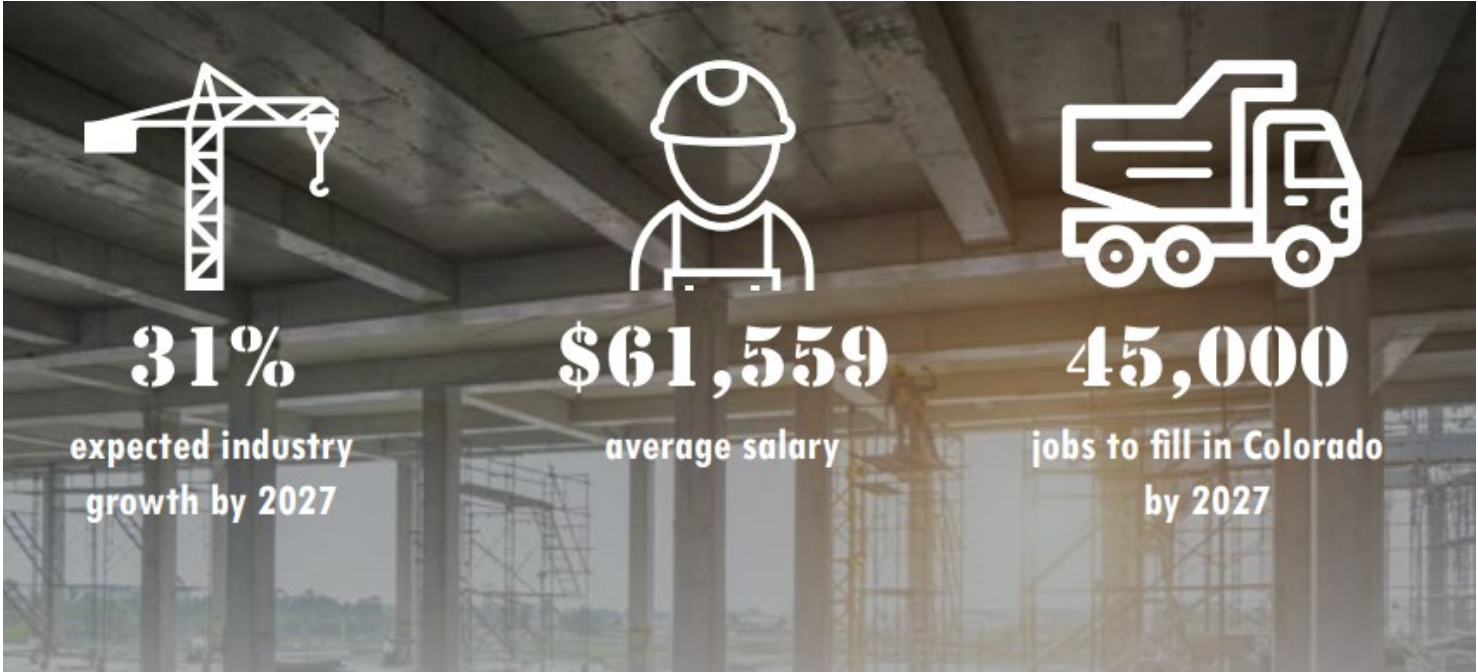
WORKLOAD IMPACT

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

QUESTIONS FOR COUNCIL

LEGAL COMMENTS

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 he shall have the power and duty to inform the public concerning plans and activities of the council and of the city administration. (City Charter Sec. 7-4(j)). (Allen)





Construction Education Foundation

*Workforce Development
For a Strong Community & Economy*

*Powered By
AGC Colorado* 

MISSION

Our mission is to serve as an advocate for the construction industry by creating and administering programs to recruit, develop, and educate a diverse group of workers for today's and tomorrow's needs.



Opening Young Minds to Career Opportunities in Construction

- Implemented by AGC contractors at select high schools
- Panel discussions about opportunities
- Speakers sharing their stories about a “day in the life” of a construction worker
- Job site tours
- Hands-on exploration events
- Internship opportunities



High School Construction Connection participants at OE Construction



POWERED BY:



CAREERS IN CONSTRUCTION

High School Skilled Trades Training

- Connecting High Schoolers throughout Colorado with construction trades education.
- Students learn to use their hands and minds through the nationally recognized curriculum from the Home Builders Institute (HBI).
- The program allows students to work their way toward Pre-Apprenticeship Training Certificates (PACT) which certify them as work-ready in a particular trade.
- Students are able to directly apply for local internships, apprenticeships, part-time and full-time job opportunities.



POWERED BY:



CONSTRUCTION CAREERS NOW!

Post High School Pre-Apprenticeship Program

- No cost / 4-week curriculum
- No experience needed
- Includes Hiring Fair
- Grads count as first-year apprentices

Results since September 2016:

- Nearly 1,100 graduates
- Nearly 700 graduates now working in the industry
- Diversity of Graduates
 - ~ 22% Black
 - ~ 33% Hispanic
 - ~ 40% White
 - ~ 20% Female / 80% Male

TOP: Joseph Begue (left) and Nassam Tchagodomou (right), CCN graduates working for FCI Constructors, with Brika Anderson (center), CCN Program Director

MIDDLE: CCN instructors, Nick Anderson (left) and Moses Alvarez (right) with Gilbert Duran (center) and his daughter, CCN graduate now working at Swinerton Builders

BOTTOM: April 2019 CCN graduating class



POWERED BY:





**CAREERS IN
CONSTRUCTION**

High School Skilled Trades Training

Careers in Construction is training high school students to meet the high demand for skilled trades jobs & careers. Why is it crucial that construction shop return to schools?

Pre-Apprenticeship Certified Training (PACT)

Students learn to use their hands and minds through the nationally recognized curriculum from the Home Builders Institute (HBI). Students work their way toward Department of Labor recognized PACT certificates which certify them as work-ready in a particular trade, including: Building Construction Technology * Carpentry * Electrical * HVAC * Landscaping * Masonry * Painting & Finishing * Plumbing



**CAREERS IN
CONSTRUCTION**

**Students will gain *valuable employment
(and life) skills!***

Students will be receiving instruction and training in the PACT modules, while exploring pathways to: Graduation * Employment * Post-Secondary Education * Career Development * Professional Life Skills * Personal Pride and Confidence. Additional benefits include...

PACT CORE

- Building Trade Safety and First Aid
- Basic Construction Math and Blueprint Reading
- Tools and Construction Materials
- Employability
- Green Building

LEARNING UNIVERSAL SKILLS

- Problem solving
- Accountability
- Organization and Prioritizing
- Teamwork
- Communication

WORK EXPERIENCE

- Job Site Tours
- Hands-On Activities
- Panel Discussions
- *And More!*



2019-2020 Participating Schools

METRO DENVER

- Bollman Technical Education Center
- Cherry Creek Innovation Campus
- Denver Public Schools Career Education Center Early College
- Riverdale Ridge High School
- Vista Peak Preparatory
- Warren Tech
- Westminster High School

SOUTHERN COLORADO

- Atlas Preparatory Academy
- Career Readiness Academy
- Coronado High School
- Harrison High School
- Liberty High School
- Manitou Springs High School
- Mesa Ridge High School
- Mitchell High School
- Patriot Learning Center
- Power Technical Early College
- Sierra High School
- Widefield High School



Careers in Construction Funding

The construction industry raises funding from member firms and public and private grants. CICC has also obtained a sustainable funding base in Colorado Springs through an additional building permit fee at Pikes Peak Regional Building Dept. The fee is \$25 for a residential permit and \$50 for a commercial permit. The fees are collected by PPRBD and remitted monthly to the CICC's Building Futures Fund and directed by MOU for funding of CICC programs in El Paso County. In 2018 the Building Futures Fund received \$200,000 from Pikes Peak Regional Building Dept for the CICC program.

Aurora Building Permit Fee

The CEF partners (AGC and Metro Denver HBA) are seeking a building permit fee in Aurora into the Building Futures Fund to help fund CICC activities in Aurora at high schools and other construction education pathways.

Permit Fee Structure – Opt In/Opt Out

Residential fee - \$25/per

Commercial fee - \$200/per

www.cefcolorado.org



For more information, contact:

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303-388-2422

Bryan Cook
CEF Executive Director
Bryan@cefcolorado.org
720-413-1888