<table>
<thead>
<tr>
<th>Time</th>
<th>Attendee(s)</th>
<th>Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>11:15 A.M.</td>
<td>Alisha Reis</td>
<td>Administrative Item Review / Commissioners Communication</td>
</tr>
<tr>
<td>11:45 A.M.</td>
<td>Eliza Schultz / Elisabeth Rosen / Alan Morse</td>
<td>State Lobbyists Update</td>
</tr>
<tr>
<td>12:15 P.M.</td>
<td>Brian Staley / Janet Lundquist / Chris Chovan</td>
<td>County Regional Transportation Priorities</td>
</tr>
<tr>
<td>12:45 P.M.</td>
<td>Jenni Hall / Melissa Scheere / Ariel Tolefree-Williams</td>
<td>Innovative Housing Planning Grant</td>
</tr>
<tr>
<td>1:15 P.M.</td>
<td>Jim Siedlecki / Jeff Kloska</td>
<td>CASP Runway Lighting/Taxi Improvements</td>
</tr>
</tbody>
</table>

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

***AGENDA IS SUBJECT TO CHANGE***
## STUDY SESSION ITEM SUMMARY

<table>
<thead>
<tr>
<th>DATE OF STUDY SESSION:</th>
<th>March 22, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUBJECT:</td>
<td>BoCC Regional Transportation Priorities - Projects</td>
</tr>
<tr>
<td>OFFICE/DEPARTMENT:</td>
<td>Public Works</td>
</tr>
<tr>
<td>CONTACT:</td>
<td>Chris Chovan; Brian Staley; Janet Lundquist</td>
</tr>
<tr>
<td>FINACIAL IMPACT:</td>
<td>None</td>
</tr>
<tr>
<td>SUPPORT/RESOURCES REQUEST:</td>
<td>N/A</td>
</tr>
<tr>
<td>DIRECTION NEEDED:</td>
<td>Update of the County Transportation Priorities</td>
</tr>
<tr>
<td>RECOMMENDED ACTION:</td>
<td>Board Discussion and Direction</td>
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</tbody>
</table>

### DISCUSSION POINTS:

- Staff is seeking to update the transportation priorities of the County with the Board of County Commissioners. This is the second of two Study Sessions focusing on regional and subregional project priorities. Combining input from the “Corridors” discussion in early March and this session, Staff will have updated Board priorities when funding opportunities (such as the DRCOG TIP Call) become available. Staff intends to revisit regional transportation priorities annually or at the pleasure of the Board.
STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: March 22, 2022

SUBJECT: Innovative Housing Planning Grant

OFFICE/DEPARTMENT: Community & Economic Development

CONTACT: Jenni Grafton Hall, Director; Chase Evans, Deputy Director; Melissa Scheere, Community Development Manager; Ariel Tolefree-Williams, Housing Development Specialist

FINANCIAL IMPACT: N/A

SUPPORT/RESOURCES REQUEST: N/A

DIRECTION NEEDED: Solicit feedback on the Areas of Study prior to staff issuance of an RFP.

RECOMMENDED ACTION: Approve the Areas of Study for the RFP related to the Innovative Housing Planning Grant.

DISCUSSION POINTS:

- The purpose of the Study Session is to discuss the RFP for a consultant to complete a commercial nexus and linkage fee feasibility studies and inclusionary housing policy feasibility study with the Innovative Housing Grant Program award.
- DOLA awarded Adams County $140,250 for the Innovative Housing Planning Grant Program on November 2, 2021.
  - HB21-1271 to promote the development of innovative affordable housing strategies.
- Areas of Study are outlined on slides 4-8
## Housing Needs

<table>
<thead>
<tr>
<th></th>
<th>Population Est.</th>
<th>Housing Units Needed</th>
<th>Total Units Needed After 2020</th>
<th>Annual Production Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2025</td>
<td>580,775</td>
<td>193,592</td>
<td>15,075</td>
<td>3,015</td>
</tr>
<tr>
<td>2030</td>
<td>637,554</td>
<td>212,518</td>
<td>34,001</td>
<td>3,400</td>
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<tr>
<td>2035</td>
<td>694,085</td>
<td>231,362</td>
<td>52,845</td>
<td>3,523</td>
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<tr>
<td>2040</td>
<td>748,318</td>
<td>249,439</td>
<td>70,922</td>
<td>3,546</td>
</tr>
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</table>

*Source: Colorado State Demographer’s Office*
Innovative Housing Planning Grant

- DOLA awarded Adams County $140,250 for the Innovative Housing Planning Grant Program on November 2, 2021
- Funding came from HB21-1271 to promote the development of innovative affordable housing strategies
- CED is seeking to investigate potential new strategies to provide funding and/or promote development of new affordable housing
Areas of Study

1. Commercial Nexus & Linkage Fee Feasibility Study

2. Inclusionary Housing Policy Feasibility Study

3. Incentives
Commercial Nexus Study

• Purpose is to determine the impact of commercial development on housing
  – Nexus between new commercial development and housing needs
  – Consider different types of development
    
    Example:

    Small Professional Services Company
    • Pays higher wages
    • Less impact on housing supply

    Large Shipping Company
    • Pays lower wages
    • Higher impact on housing supply
Linkage Fee Study

• Similar to a traffic impact fee

• Study will determine the feasibility of a linkage fee for commercial development to potentially fund new affordable housing development

• Study will evaluate potential linkage fee rates, structure, and its potential impact on development
Inclusionary Housing Policy

• Purpose is to determine the feasibility of adopting an inclusionary housing policy
  – Need to balance production of affordable housing while minimizing impact and deterrents to new development

Fee in-lieu:
• Funds to go into a housing trust fund for affordable housing development

Set-aside requirements:
• Setting aside a percentage of units in new residential development for lower income households
Incentives

• As an alternative or in combination with linkage fees and/or the adoption of an inclusionary housing policy:
  – Identify potential incentives to attract new affordable housing development
Prospective Timeline

- **May 2022**: Engage Consultant
- **October 2022**: Preliminary Data/Recommendations
- **July 2023**: Present Plans to BoCC (Study Session)
- **August 2023**: Present Plans to Planning Commission
- **September 2023**: Present Plans to BoCC (Public Hearing)
Questions?

• Does the Board agree to proceed with the Areas of Study as presented?
DATE OF STUDY SESSION: March 22, 2022

SUBJECT: CASP Runway Lighting/Taxi Improvements

OFFICE/DEPARTMENT: Colorado Air and Space Port

CONTACT: Jeff Kloska

RECOMMENDED ACTION: Approve additional funding to complete work with $4.23M FAA grant

BACKGROUND:

In 2021, the FAA provided a $4.235 grant for lighting and taxiway rehab project at Colorado Air and Space Port. Previous leadership did not meet a deadline, so the project was reposted and the current cost of the project is $981k more than the original estimate.

DISCUSSION POINTS:

- This was a 100% grant, but with the increase in construction costs the project now exceeds the amount the FAA granted CASP. To complete the project, and fully utilize this grant, the county will need to provide $981,477.
AIP-45 Taxiway Lighting and Pavement Rehab Project Funding Request

Jeff Kloska
Colorado Air and Space Port Director
3-22-2022
Project Scope

• Install new taxiway lighting system for taxiway’s A, B, C and E

• Mill and overlay taxiway-C asphalt

• Taxiway edge lighting will significantly increase safety during low visibility, winter weather and nighttime operations

• Pavement on taxiway-C is in poor condition and requires replacement.
Timeline of Events

• Project bids opened and bid-hold period begins: April 14th, 2021

• Formal grant offered extended and accepted: July 2021

• County signed and accepted grant: July 2021

• 150-day bid-hold expired Sept 11th, 2021
  • Construction contract never awarded

• Contractor withdrew bid due to bid-hold date lapse: Oct 2022
Timeline of Events (Cont.)

- October 2021: Previous CASP leadership retires

- November 2021: Determination is made to rebid the project. FAA advised they will still commit to the original grant amount.

- January 2022: New CASP leadership in place

- Feb 2022: Project put out for the second bid

- March 2022: Bids received, the bid-hold period lasts until May 29th
Previous Funding Split (2021 Bid)

- Construction $3,499,170
- Design/Construction management $720,293
- Administrative costs $5,000
- Total $4,224,463
- FAA grant $4,235,000
- County $0
New Funding Splits (2022 Bid)

- Construction $4,491,184
- Design/Construction management $720,293
- Administrative costs $5,000
- Total $5,216,477
- FAA grant $4,235,000
- County $981,477
Recommendation

• The FAA has advised of no additional federal funds possible beyond the $4,235,000 for this project. The new bid puts the project at $5,216,477

• Project is important and needed at CASP for airport safety

• CASP requests that the BOCC approve additional county funding in the amount of $981,477 to proceed with the project