

June 17-19, 2015 CML Breckenridge
Linda Olson

- 1) Session Title/Day: Wednesday June, 17—Negotiating and Regulating the Development Opportunity
 - a. Presenter/Contact Info: April Getchius (Timnath town manager), Robert Rogers (White Bear Ankele Tanaka & Waldron), Brian Williamson (Timnath planner)
 - b. Summary Notes: Explained their negotiation process for bringing Costco into their community and the legal and planning processes for this successful development;
 - i. They are nimble due to size, but also have a city council that appears to trust one another, especially their Mayor to help give guidance to the project and present council's opinions when needed;
 - ii. Their project was VERY complicated with 6 different kinds of agreements needed to get this through; I was impressed with this as I doubt that Englewood council could weather something like that. Rhetorical Question: What can we do to create
 - iii. Deals don't happen overnight---there is a long romance
 - iv. BUT don't be surprised if at the end, there is a shotgun wedding-they had to sign a deal very quickly with a development timeline that was very intense for the city and developer to execute. Rhetorical Question: How would we do with this? What climate and skill sets do we need to
 - v. They participated in the Las Vegas conference on retail development and that helped with this project
 - c. **Considerations for Englewood:**
 - i. **Council Request for future study session: In our comprehensive planning, could we develop clearer policies and practices similar to our budget/finance policies that position us to weather future opportunities so we have tenacity?**
 - ii. **Would the Las Vegas conference be useful for our Community Development folks?**
- 2) Session Title/Day: Wednesday, June 17---Downtown, Regionalism and a Viable Economy
 - a. Presenter/Contact Info: Panel arranged by Downtown Colorado Inc.
 - b. Summary Notes:
 - i. Rick Klein (LaJunta city manager) from Pueblo URA on the Colorado Proposed Rail System process that he led; innovative and collaborative in working with Downtown Inc. and Kansas, Colorado and New Mexico to get the rail line proposed through state (north/south); Clear collaborative mover and shaker that believes cities need to use our CML experts and Downtown Inc. to do more to benefit all of our communities together.
 - ii. DiAnn Butler (Grand County Ec. Development director!) on Grand County and Downtown Colorado Inc.—Used DCI to establish a plan around youth engagement, transportation, creative industries (Last Tuesdays program) and Grands Main Street program; Much of this was developing a stronger story of who they are; Established 7 core objectives which guide them.
 - iii. John Batey (Pueblo Urban Renewal Authority): Talked about the Colorado RTA program (last year of the regional tourism authority which is funded by taxes): Discussed their projects including PBR University Training Facility (professional bull riding school!); expanded regional-scale convention center facility; expanded river walk environment; regional aquatic facility; structure parking
 - iv. Rick Kron (Spencer Fane Britt & Browne LLP)
 1. Discussed Transportation authority in Blackhawk

2. Scientific and Cultural Facilities Districts: These can be put in place anywhere in the state—Create them! Could do intergovernmental agreements and don't forget the counties for this.
3. Southeast Metro Storm Water Authority (SEMSWA): Problem of storm water flows over jurisdictional lines, need for larger regional facilities—we need to create larger solutions and start working with more entities such as IGA, 3 water and sanitation districts, Arapahoe County and City of Centennial contract to form SEMSWA, and appoint the Board.

c. Considerations for Englewood:

- i. Do we have an Arapahoe County Economic Development Director position who we could work with for mutually benefitting projects?**
- ii. Are there any RTA opportunities we have considered or could develop for this last year? (Pirates cove as a tourism attraction?)**
- iii. How would the Colorado Rail Line proposal impact Englewood if at all regarding transportation and retail opportunities? Is anyone in touch with this?**
- iv. Council Request: Are we eligible to apply for and utilize a Scientific & Cultural Facilities District to do something cool for development at City Center? It could be used for possible redevelopment of City Center and maybe include the historic society?**
- v. Council Request: What is our relationship to SEMSWA especially in light of our flooding?**

3) Session Title/Day: Thur June 18, 8:30-9:45, Economic Retail Development for Large Cities: Trends and Future Planning

- a. Presenter/Contact Info: Tyler Carlson with Evergreen Development; Erin Goff with Axiom strategies; John Hall with Parker economic development; Grant Nelson from Public Investment Group and Susan Stanton with The Stanton Solution
- b. Notes:
 - i. Capital investments serve out skilled laborers and that is part of the retail development
 - ii. Land Inventory needs to be done including quantity, quality, property status, regulatory coordination (goals and resources aligned?), and finally policy considerations (is there a shared understanding of direction and trade-offs?)
 - iii. Develop Relationships: primary source of potential retailers are brokers and developers; outreach in process improvement; community reputation (what is ours and how might we change to better (Standard start to finish city process for Parker is 90-120 days)
 - iv. Regulatory Certainty & Flexibility: beyond the siting decision you need certainty in outcome with flexibility to get there; address critical issues AT the beginning so fatal flaws are surfaced; use real time feedback—don't wait for the next meeting (how many rounds of review do you honestly need?); Parker uses an electronic development submission process that allows real time feedback
 - v. Incentive Flexibility: Fit the incentive to the project, not the projected to the incentive; Balance public and private needs (in this process do we understand the timing and risk issues that developers are facing along with financing? Be aware); incentive program should be consistent with larger vision and objectives; don't forget about existing and small businesses;
 - vi. Stay with the project to completion: a siting decision does not guarantee a project. The economic development team should stay engaged with the development

process; a single point of contact can be very useful; know who resolves conflict in the organization and keep the message the same (don't change the rules).

- vii. Trends and Future Planning: be aware of citizen groups becoming organized, aggressive and litigious; balance public policy and perception with reality through transparency (consider the "but for" and "net new" on the project with the partners); encourage staff to be "mid fielders" rather than "goalies" (let council be goalies to block or end it if needed)
- viii. Presented Common Assumptions

c. Considerations for Englewood:

- i. What is Englewood's timeline and are our design packets up to date?**
- ii. What are the # of rounds we tend to have at Englewood?**
- iii. In light of v. above, would an overall set of guidelines and goals for our development (vision) help us there?**
- iv. Most cities have a bad reputation not from council but from the city staff who are not always encouraging the ball to get down the field; how would we rate ourselves on this now?**

4) Session Title/Day: Thur June 18, 10:15-11:30 a.m./ FLIP-bring positive governing into your interaction with constituents

- a. Presenter/Contact Info: Barbar Lewis from Rocky Mt. Center for Positive Change and Sandra Seader, Longmont assistant city manager

b. Notes:

- i. Problems to FLIP that we might all have: service silos-seamless service; budget shortfall-thriving in challenging times; conflict-collaborative excellence (I'd also add deeper understanding)
- ii. Keep thinking of the opposite opportunity or goal you might have for every problem you identify; what is the difference when we focus on what we want instead of what we don't want?
- iii. Activity: Practicing the FLIP
 - 1. Record the problem/challenge you've been assigned
 - 2. Name its positive

c. Considerations for Englewood:

- i. A complaint is nothing but a wish unfulfilled—this is a way to frame complaints to keep yourself more positive and provide meaningful opportunities**

5) Session Title/Day: Thursday General Lunch

- a. Presenter/Contact Info: Governor Hickenlooper

- b. Notes: His comments were very brief due to being stuck in I-70 construction traffic (Late 1+ hour!) Great time talking to people at my table and hearing about challenges from small towns in the mountains as well as Colorado Springs; we are an amazingly diverse set of cities and towns at CML

- c. Considerations for Englewood—Can we get any of the tech funding that is flowing into the state as mentioned at NLC and CML**

6) Session Title/Day: Thur. 1:45-3:00 CML Annual Business Meeting

- a. Presenter: CML E.D. Sam Mamet presented a review of the year's work with the state legislature; we adopted the league's 2015-2016 Policy Statement;

- b. Votes were cast for all 4 categories of city size openings. The only contested race was in the Largest Category (250,000 or more) Jill Gaebler from Colorado Springs and Barbara Cleland from City of Aurora beat out Mary Beth Susman (Denver) for the 2 open seats.

- 7) Session Title/Day: Thur. 3:15-4:30—Legalized Marijuana: Lessons Learned
- a. Presenter/Contact Info: Marco Vasquez, Rifle Chief of Police and CACP marijuana czar
 - b. Notes: This was a very poorly titled session with lots of attribution errors made, including “blaming the lack of affordable housing” on marijuana legalization and unwanted population growth as caused by marijuana. (Denver is not even
 - i. Unintended Consequences: few if any of these were quantified in comparison to pre-law
 1. Increased use of marijuana by adults and youth
 2. Increased impaired driving
 3. BHO Extraction Explosions
 4. Mold issues, especially in residential settings
 5. Increased risk of organized crime and DTO influence
 6. Increase in Disorder and Quality of Life offenses (Broken Windows)

Lessons learned...he really didn't give us any. He was very biased and did not know how to explain the impact. Very frustrating session with little to no real research, data, and thoughtful analysis. Opportunity lost here.

- c. **Considerations for Englewood:**
 - i. **Council Request: Do we have a clear idea of what the marijuana legalization impact has been on crime in Englewood? Are we collecting data so we can compare?**

(Departed early Friday morning to attend an unexpected funeral in Denver at 10 a.m.)