

Small Business Task Force Policy Recommendations for Council Consideration

November 10, 2025



Purpose of Presentation

- Provide policy-level recommendations to support small business growth.
- Align strategies with Council goals, legal frameworks, and fiscal responsibility.
- Encourage collaboration and focus on ecosystem-based solutions.



Key Challenges Identified

New Businesses

- **Place:** Limited availability of affordable commercial space.
- **Price:** Lease rates are rising beyond affordability.
- **Process:** Business startup process is perceived as complex.

Existing Businesses

- **Resources:** Continue efforts to enhance awareness of support programs and tools.
- **Code Enforcement:** Continue efforts to align communication and approach can further support positive relationships with businesses.
- **Safety:** Continue attention to proactive engagement with law enforcement remains important to the business community.

Policy Recommendations – New Business Support

1. **Zoning & Land Use Flexibility**
Encourage mixed-use and infill development through Zoning updates.
2. **Retail Space Incentive Program**
Expand incentives for developers to build affordable commercial space.
3. **Education & Awareness**
Draft a digital and print guide that outlines the business startup process.

Policy Recommendations – Existing Business Support

1. **Resource Navigation Program**

Explore an ambassador program to help connect businesses to resources and tools.

2. **Code Enforcement**

Support current efforts with additional tools that promote a collaborative approach.
(Examples: *Good Neighbor Guide*, *My C3 Day of Service*, etc.)

3. **Public Safety Partnerships**

Explore opportunities to expand ongoing collaboration between businesses and law Enforcement through neighborhood-based engagement strategies.
(Examples: *National Night Out*, *Crime Prevention Unit*, etc.)



Ecosystem Mapping

- Commerce City Chamber of Commerce
- Latino Chamber of Commerce
- StartUp Colorado
- Colorado Business Roundtable
- Colorado Women;s Chamber of Commerce

- iGo Realty
- Alianza Center Thornton

- Adams County Workforce Center
- CCA
- ADAMS 14
- MSU Denver
- Front Range Community College
- Rocky Mountain Partnership



- LOCAL BANKS
- CEDS
- CEF
- B-Side Capital
- KIVA
- Dream Spring
- Energize Colorado



- Library
- AdelanteCommunity Development
- SBDC
- SCORE
- Mi Casa Resource Center
- RRMFI
- Manufacture's Edge
- HCC
- PTAC
- MBDA



- EforAll
- Rockies Venture Club
- SEA CHANGE
- Generat8r
- CU BOULDER
- Innosphere Ventures
- Techstars



- Commerce City
- SBA
- OEDIT (MBO)
- Adams County



Commerce City ED

Commercial Lease Assistant Program Exploration

Legal & Policy Consideration

- Direct lease subsidies create many legal challenges.
- The City's adopted incentive policy requires a nexus to new revenue generation.
- Non-sales tax generating businesses (e.g., salons, gyms) *typically* do not meet this threshold.

Shopping Center Incentive Program

- Supports construction of new retail space in underserved areas.
- Aims to reduce lease costs over-time by increasing supply and improving market conditions.
- Provides a sustainable, market-based alternative to direct subsidies.

Discussion

