

## Fountain Economic Development Commission Meeting

March 9, 2015

### MINUTES

Chair Jennifer Herzberg designated Tom McGrew as Chair for the evening, due to scheduled training at Navy Federal Bank. Tom McGrew called the meeting to order at 5:37 pm. Commissioners present were Greg Welch and Darlene Cruz. Commissioner Wandaleen Thomas had notified she would not be in attendance. Additional attendees included: Fountain's Economic Development Manager (EDM), Kimberly Bailey; Best & Brightest (B&B) Intern, Andrew Ward; and public guests included Daniel Osinski and Renee Green.

Introduction of Daniel Osinski, prospecting new EDC board member, was initiated by EDM Bailey. Mr. Osinski and EDM Bailey had met at a CSBJ segment during the holiday season with Mr. Osinski recently moving his family and business to Fountain CO. His business, Laser Sound, is an A/V company that specializes in sound, production, and DJ services. Mr. Osinski is an ambassador for the Colorado Springs Regional Business Alliance (CSRBA) and works closely with the Tri-Lakes Chamber of Commerce. Through his inner workings with Laser Sound, Mr. Osinski could provide a wealth of regional knowledge and connectivity relations to benefit the EDC. The Board welcomed Mr. Osinski to the meeting and encouraged his participation in questions and commentary during the conversations of the evening.

Next, Chair designee McGrew asked for approval of the February 9, 2015 minutes. Welch moved to approve the minutes, seconded by Cruz, passed unanimously by the Board.

### UPDATES discussed by the Commission

1. March is designated as the Board's New Year elect. EDM Bailey provided an update on position vacancies. Since EDC February meeting, EDM Bailey was successful with outreach to Cheryl Branch and discussed her interest and ability to be reappointed to the EDC board for another term. Unfortunately, Branch was unable to commit to another two-year term. She expressed her overwhelmed sense with professional career and extended family relations that hinder her commitment to the EDC at this time. EDM Bailey thanked her for her time with EDC and extended an open door policy for when Branch feels a return to serving on the EDC can be entertained. With the exiting of Branch, the EDC will need to designate a new Vice Chair for New Year. For the February meeting, it was determined there was not enough representation for a vote cast, hence the Board would address this topic at its March meeting.
2. EDM Bailey provided a revised draft version of the EDC Ordinance and the specific verbiage change areas were highlighted in grey, which included sections 2.17.040 and 2.17.060. **Section 2.17.040** was in need of further clarification on Term of Office. Recommendation to better stipulate the rotation basis of one or two year terms of new members with the option of renewal. **Section 2.17.060** was in need of further clarification of the definition on a Quorum.

Recommendation to define as a minimum of three or more board members in attendance. A motion as proposed by McGrew on the updated Ordinance for approval. Welch moved to approve the Ordinance, seconded by Cruz, passed unanimously by the Board. EDM Bailey stated she would file an updated copy with the City Clerk as new record on file.

3. The EOM February Activity Update report, a new deliverable for EDC information sharing, was poised to the EDC by EDM Bailey to determine if the board seeks any further information on content provided. The following topics were discussed: a) New Multi-Family project proposed behind US85 Walmart, b) Pikes Peak International Raceway, c) Re-stripping by CDOT on US85.

#### **NEW BUSINESS topics discussed by the Commission**

1. B&B Intern Ward presented a 1<sup>st</sup> draft of the research findings in a city comparison model as it relates to Tap Fees, Costs of Housing, and Business Costs. In 2015, utilities rates were to drop by 13% in Fountain and increase by 5% in Colorado Springs. The City of Fountain Utility director has shared that current water rates are dictated by the southern Delivery system and that discounts are available to help off-set the city's water fee rates (ie: property fees and administrative fee concessions). The board continued general commentary on City competitiveness as it pertains to business attraction (+/-). An overall summary shared is Fountain fees are in-line compared to majority in respect to costs of living and doing business; the EXCEPTION is the Water Tap Fee which on average is 65% higher than Colorado Springs and other markets. EDM Bailey stated that the Baseline Cost Model, being worked on by B&B Intern Ward, will be a constant work in progress and continually be updated for EDC utilization. Board add-on suggestions included: a) property taxes, b) Falcon area (identified as a growth zone), and c) Consider other CO Northern Cities - Longmont, Lakewood, etc. (gain business recommendation insights). Commissioners McGrew and Welch stressed we could gain sights from Pueblo and for the board to not easily dismiss that community as they have a knack for cultivating, implementing, and gaining support for creative programs.
2. EDM Bailey shared she is working toward reconvening the Olde Town Committee, as their input has been deemed as valuable contributions on a couple of forefronts she is currently working on. It appears the Olde Town Committee has not been tapped for project advice for over 1.5 years as it applies to Olde Town projects, with the latest one on "Bump-Outs" causing a stir of opposition due to overall lack of communication. EDM Bailey foresees a meeting taking place in the next 60 days to focus on the topics of 1) US85 restriping, 2) Pedestrian Enhanced Corridor for historic Olde Town, 3) Blast Park catalyst project, 4) Beautification program, and 5) election of an Olde Town steering committee (3-7 members). EDM Bailey will keep EDC informed and would like EDC representation at this meeting.
3. B&B Intern Ward and EDM Bailey shared insights from a visit with representatives of the Colorado Fresh Food Foundation. The 3-year funded grant organization was established to

assist with food desserts in Colorado communities. The requirements are the grocer is 50% food oriented and 15% fresh product and produce selection. The Olde Town district in Fountain meets the criteria to derive grant/loan assistance funding to assist with establishing a Tier II or III grocer in Olde Town. The program offers both business loans (\$1.5M at 90%) and gap-filler grants (up to \$50k) to help establish a grocer to serve in food desert communities. From a municipality stand point, ED would like to pair support services with land assets to market Olde Town to encourage a grocer footprint in the district. The Colorado Fresh Food Foundation representatives stated they could assist with supporting a pre-qualified site for the recruitment of a grocer. There will be more to come on this topic with the EDC.

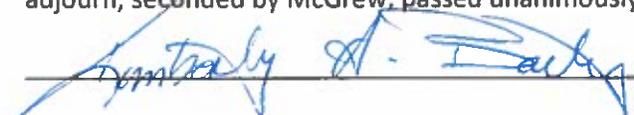
4. EDM Bailey had completed a planning development meet on base at Ft. Carson and shared some of the development news with the EDC.
  - a. Gate 19 – The internal base side of this access point has begun a roadway infrastructure project, which should be completed by late 2015, no later than 1st quarter of 2016. Ft. Carson wishes to redirect base access traffic from Mesa Ridge and 115 access points to utilize the southern Gate 19 access point more predominantly.
  - b. Defense Action Roadway Project – the Army, County, and PPARGC have on their plan to complete this project, which consists of the external roadway access to Gate 19 (Charter Oak Ranch Road connector). This portion of the roadway infrastructure project is estimated to cost \$5M, which classifies it as a low-cost, available funds project. Meaning, as the Army works through its budget year and funds need to be expended, this project could quickly float to the top for approval and completion. In 2014, a the federal TIGER grant was awarded to assist with all the preliminary ground and engineering work that's needed to begin the road paving project. This project could seamlessly align to begin in 2016, and has been tagged by the Army no later than 2017 to transpire for development improvements plan.
  - c. Butts Airfield – has been undergoing a large infrastructure expansion project within the last few years. The airfield expansion and capacity project is being completed in phases with an overall completion by 2018/2019 target timeframe. In addition, the National Guard has now established a Centennial Staging Site at Butts Airfield and will coordinate and expand its footprint within the Ft. Carson base, tagged in unison with the phases of the airfield project completion.
  - d. Brigade – Apparently Ft. Carson is quite unique with the station of three brigades (Heavy, Light, Striker) at one base location, this is highly rare and highly advantageous in the current BRAC assessments that the military is looking at base realignments. In addition to Southern Colorado's acclimate environment for training troops, it was expressed we are in a sweet spot of providing unmatched benefits to the military that cannot be easily replicated or accommodated in other regions/bases.

- e. Environmental Sector – This division of the development planners looks at buffer zones for the base to complete its test missions in the in-the-field training locations of the base. Therefore, they have asked we work with them in regard to interests in the adjacent Schmidt gravel pit. Currently, the Schmidt pit has a mining life of 25-30 years.
- f. Crowfoot Crossing – At the North Central corner of the base there is apparently an acquired 4-point intersection that was poorly designed and lacked right of way directional guidance, basically it was a vehicular convergence zone. The Army received funds to improve the area and has begun an overpass bridge for the East/West direction and an underpass roadway for the North/South direction. This was/is a huge achievement for the base from multiple perspectives and is fast tracked for completion by mid- 2015.
- g. Blight on Base – there have been a number of older office buildings and multi-housing buildings that have been identified for demolition, which will accommodate new facility development on the base in the future development plan. After the BRAC phase of the military is completed, Ft. Carson anticipants reaching out to City development services to coordinate those efforts.

**DISCUSSION topics discussed by the Commission**

1. Guest Dan Osinski provided some news about an Urban Farms organization that was getting started in Colorado Springs and seeking to identify more sites for cultivation. The farms are approximately ½ acre-6 acres in size and have a settlers residence on site for monitoring the farm, with a volunteers network for harvesting the farm. The farms seek to locate in blight or rejuvenating areas for establishment and as a source provider of fresh produce to the food dessert community. Dan mentioned he would forward on the Urban Farm contact information to EDM.
2. Commissioner Welsh mentioned that Classic Homes has a nursery development as part of its overall development site plan.
3. Guest Renee Green mentioned through the Restoration Church the firm Aqua-ponics was seeking a new business site or might be willing to donate its equipment to a synergistic business development partner. Renee mentioned she would forward on the Aqua-ponics contact information to EDM.

The Chair designee McGrew asked about further business topics. None were proposed. Cruz moved to adjourn, seconded by McGrew, passed unanimously at 6:57 pm.

  
Kimberly Bailey, Secretary

  
Date