

ECONOMIC DEVELOPMENT COMMISSION
October 10, 2016
MEETING MINUTES

Blair Reeves called the meeting to order at 5:37pm. Commissioners present were Dan Osinski, Darlene Cruz and Wandaleen Thomas. Additional attendees included Kimberly Bailey Economic Development Manager (EDM), Jennifer Stewart DOLA Intern.

Reeves asked for approval of the September 12, 2016 minutes. Osinski moved to approve the minutes, seconded by Cruz, passed unanimously by the Board.

NEW business discussed by the Commission:

EDM Bailey discussed the recent Retail Strategies consultant tour that had taken place to assess the landscape and become familiar with the City's and auxiliary retail development. Bailey shared "sweet spots" and; the business corridor areas that need to be focused on for retail development. The "sweet spots" the consultants recommended were the Olde Town district and the Fountain Valley Shopping Center off US85 highway. They also saw a lot of potential in the Mesa Ridge area and the front end of South Academy Highlands as well. The Retail Strategies consultants will be providing EDM Bailey with a 60-day analysis report very soon. EDM Bailey relayed to the Board that the consultants recommended there be a focus on development on the raw land that is currently going unused within the City and planning for cohesive future development of the raw land.

The Board also discussed the recommendation from the consultants that the Walgreens retail area on Main Street that is within Security/Widefield, across from Fountain Valley Shopping Center, to be considered for annexation into the City of Fountain. The City would only be interested in annexing commercial properties within the City, not the residential. Osinski discussed what challenges or concerns the Security/Widefield community would have with the annexation; the Board discussed that a need for education of the Security/Widefield communities would be vital; perception of the annexation, creation of jobs, removal of blight and the tax income for the City of Fountain.

EDM Bailey discussed the economic vitality of the Olde Town district with the Board. The Retail Strategies consultants emphasized that a pharmacy, such as CVS, would be a great first retail development within the Olde Town district. EDM Bailey also informed the Board that a Front Range grocer with stores in Divide and Pueblo is very interested in the site that the FURA has identified as a prime grocer location on US85.

EDM Bailey informed the Board the Blast Park site has been purchased by the FURA and had officially closed at the end of September. The land will transition to City Parks portfolio in 2017 with engineering planning to take place.

EDM Bailey discussed the 2016 ED work plan: what has been completed, what is still left and what was accomplished in addition to the work plan. The University of Colorado-Colorado Springs membership, the five CGI videos to be unveiled with the new City website early next year, and a new, much needed, community map have all been completed in addition to what was already on the task list. The main 2017 deliverable is the revision of the ED strategic plan. EDM Bailey discussed that a developer PR campaign is in the works from Planning and Community Services departments that addresses the development concerns for the City. Planning is working on creating a process flow chart that will keep developers on a timeline and will aid in the overall timely completion of projects in the future.

The 2017 ED budget did not have many changes and has remained mostly the same. DOLA Intern Stewart will be progressively worked into the ED budget for the 2017 and 2018 years.

EDM Bailey also discussed what is on the sketch plate for next year; creating awareness for the City and gaining future exposure via the Colorado Springs Business Journal (CSBJ); spotlight segments such as “people on the move”. Reeves also brought up that the Board can attend networking and exposure events as ambassadors and the need for name tags to attend the events. EDM Bailey was very grateful of this support arm of EDC Board. She will inform the Board when events take place for their consideration. The Board discussed the struggles with the proposed new collateral material to hand out as conversation pieces on behalf of the EDC whereas the EDC and FURA are ahead of the City in terms of marketing and branding material needs. EDM Bailey recommended to focus on the EDC wallet card to specifically help in marketing and exposure on behalf of business for the City. EDM Bailey also discussed the CSRBA partnership with the Board as well.

EDM Bailey and the Board discussed the COTIPS project and PPIR’s most recent confirmed event, booking the Rocky Mountain Bike Fest; which is the same week as the Pikes Peak Hill Climb. PPIR is testing the “event hall” concept in 2017 as business model and we wish them success!

UPDATES discussed by the Commission:

EDM Bailey provided a handout of the PowerPoint presentation of the findings that the Blight Team will be presenting to the City Council on October 11th, with expert land-use attorney Gerry Dahl coming into town from Boulder. The Blight Team has worked to revise codes and ordinances to combat blight within the community, specifically commercial properties at this time.

EDM Bailey provided the September Economic Development Activity Report to the Board and there were no questions.

As for Commissioner commentary time, Osinski informed the Board that he had spoken with a member from the CSRBA and they had discussions on the SCI Building and the relevance of manufacturing within the building and the struggles within the western region in regard to manufacturing. Bailey clarified CSRBA level of manufacturer versus SCI Team level are of different scope and potential placement.

UPCOMING EVENTS/ANNOUNCEMENTS discussed by the Commission:

EDM Bailey shared the extra SoCO forum ticket, through EDC UCCS membership, was given to the City Engineer, Mike Fink.

Bailey recapped EDC bios completion; timing of 2017 Chair and Vice Chair process in March; and November to include terms of service overview.

No further topics were mentioned by the board. Therefore, Cruz moved to adjourn, seconded by Reeves, passed unanimously at 6:45pm.



Kimberly Bailey, Secretary

11-22-16

Date