Vice-Chair Blair Reeves called the meeting to order at 5:31pm. Commissioners present were Wandaleen Thomas, Tom Downing, Audra Ruffennach, Dan Osinski, and Nicole Reinhardt. Additional attendees included Kimberly Bailey Economic Development Manager (EDM), and Jennifer Stewart Economic Development Specialist (EDS) and John Trylch Community Engagement Manager (CEM).

Reeves asked for approval of the December 11, 2017 minutes. Ruffennach moved to approve the minutes, seconded by Downing, passed unanimously by the Board.

**NEW business discussed by the Commission:**

**Moving Fountain Forward Video**

CEM Trylch informed the Board about a community information campaign, Moving Fountain Forward video. The video has been in progress over the last half of 2017. It is approximately two minutes long and destined to be featured on the City's website along with multiple other venues. The video explains what the Moving Fountain Forward project encompasses and the made towards the completion of the project. Residents will be able to keep up to date with the project via a dedicated site page. Once the video is ready to be published, the Board will able to view it online.

**City’s Strategic Plan Initiative**

CEM Trylch informed the Board that the City's Strategic Plan has not been updated since 2014. At the January 9th City Council meeting, he will be presenting new methodology on updating the Strategic Plan throughout 2018. The Strategic Plan is the underlying purpose for every decision and project the City makes; it also outlines priorities and how to allocate resources for long-term goals. Approval of a Strategic Plan will keep the City moving forward with rooted initiatives and resources through elected official transitions.

EDM Bailey informed the Board that Colorado Springs EDC just completed their Strategic Plan at the end of 2017 and Fountain EDC has an initiative to complete its' Strategic Plan in 2018. The approval of an update to the City of Fountain’s Strategic Plan in 2018 will synchronize and create more cohesive efforts both locally and regionally.

**EDCC Representation**

EDM Bailey informed the Board she has been asked to sit on the EDCC Board as a southeastern Colorado representative. This is exciting news as it will create more opportunity and voice for the southern portion of the state, specifically City of Fountain and Fort Carson. The first EDCC retreat is on Friday, January 12th.

**Board Members’ Tenure**
EDM Bailey informed the Board that March 2018 marks the turnover of five Board seats: Downing, Osinski, Thomas, Cruz and Ruffennach are all up for reappointment. The Board discussed the desire to be reappointed to the EDC in 2018; EDS Stewart will e-mail a blank application to those who need to submit for reappointment. The five Board members will need to be present to go before City Council at the February 27th 6:00pm City Council meeting.

Downing and the Board discussed the availability and importance of the EDC Board members going out into the business community for field work and exposure with business owners. EDM Bailey explained the economic development staff has slated 2018 as revisit year with businesses. The Board discussed that with enough of an advance notice a mix of EDC members could be present to go out into the field in the spring and summer time. The idea of introducing the Mayor and elected officials to business owners may be a possibility, as well.

The Board also discussed holding a collaborative meeting with the other city boards, such as Fountain Urban Renewal Authority (FURA) and the Olde Town Steering Committee. There have been discussions with each board about the need for open dialogue and personal connection crossover between the various bodies. Chair Aragon of FURA has recommended a more collaborative approach as well. Downing stated that a stronger relationship with the school district leadership and students would be a benefit to the overall community too.

EDM encouraged more dialog around this aspect to continue with EDC in 2018.

Commissioner Commentary

Ruffennach – inquired about the new water filtration system installation near the Fountain Library. The Board discussed the recent CBS investigatory news coverage on the PFC water issue around the entire country; specifically featured was Peterson AFB https://www.cbsnews.com/news/air-force-base-epa-toxic-chemicals-pfc-cancer-low-birth-weight/

Downing – discussed the current real estate market; Historically, December through February are “downtick” months each year, not the case in 2018. He also stressed to be cautious of bi-vocational realtors throughout the market and the influx of Denver realtors coming down south to our area.

Reinhardt – inquired about the Town Design Guidelines project timeline and next steps:
  • EDM Bailey -THK consultants presented project findings to City Council on December 12th. The steps moving forward will be for FURA to work at the city department’s level for project and budget exploration and planning. City Council approvals will be required before any district improvements would transpire and will be initiated through a city department recommendation (not a FURA directed item).
    o EDM Bailey also stated that the FURA (the body that funded the Town Design project) meetings are open to the public and anyone who would like to attend can at any point.
    o City Council is not formally updated in a public setting but they are aware of projects and kept up to speed as needed. At the December 12th City Council presentation, the Council was supportive of moving ahead and prioritizing projects within the Town Design Guidelines proposed plan.
UPCOMING EVENTS/ANNOUNCEMENTS discussed by the Commission:

1. Olde Town/Gateway Holiday Window Display winners:
   1st place: Dolly ‘RED’ Designs
   2nd place: Second Chances Thrift Store
2. February 21, 2018 – Olde Town/Gateway Business Session Open House @ City Hall 8-9am

No further topics were mentioned by the board. Therefore, Ruffennach moved to adjourn, seconded by Thomas, passed unanimously at 6:20pm.

[Signature]
Kimberly Bailey, Secretary

1-9-18
Date
ECONOMIC DEVELOPMENT COMMISSION  
February 12, 2018  
MEETING MINUTES

Chair Greg Welch called the meeting to order at 5:30pm. Commissioners present were Tom Downing, Dan Osinski, Darlene Cruz and Blair Reeves. Additional attendees included Kimberly Bailey Economic Development Manager (EDM) and Jennifer Stewart Economic Development Specialist (EDS).

Welch asked for approval of the January 8, 2017 minutes. Downing moved to approve the minutes, seconded by Osinski, passed unanimously by the Board.

NEW BUSINESS:

Olde Town & Gateway Improvements/Activity Timeline

EDM Bailey provided the Board with a draft activity timeline for the Olde Town and Gateway districts; dating back to pre-2014. This informational tool is to be used with the public and business community to show the significant progress made throughout the districts. Example improvements shown on the timeline are: the business façade program, railway quiet zones, streetscape resurfacing, etc. The activity timeline will benefit the EDC’s 2018 initiatives under the THK program.

Moving Fountain Forward Video

EDM Bailey announced the official release of the Moving Fountain Forward video. It can be found on the City’s homepage where there is a dedicated site page for residents to keep updated on the project.  
https://www.youtube.com/watch?v=KvwPGzUJhTk&feature=youtu.be

Business Retention, Expansion, Attraction Wallet Card

EDM Bailey provided the Board with a draft wallet card that is a truncated version of the business attraction 11x17 size brochure; highlighting workforce, business clusters, business support channels, military veterans’ skill-sets, etc. EDM Bailey requested the Board provide feedback at the April 9th EDC meeting, if there are any edits or recommendations to be made. The Board discussed:

- Reeves – how often will wallet card be updated? EDM Bailey stated it will be updated bi-annually; as it is an in house produced item.
- Possible additions:
  - Proximity to ski resorts to highlight quality of life
  - Proximity to Pueblo Airport
    - Not deemed a destination airport; mostly jumper flight service to DIA
  - Population

Partner Programs for Business Support (samples)

Based on the EDC initiatives in the 2018 Work Plan, EDM Bailey provided the Board with a list of possible business community partnership programs that were outlined within the 2014 Olde Town Revitalization Plan. The goal of partnership programs is to support and growth within the Olde Town business community; which has been an area of focus for the EDC. EDM Bailey requested the Board to think
about what type of program they would like to implement to support the businesses within Olde Town / Gateway and it will be discussed again the April 9th meeting.

- Reeves inquired as to "Fountain Investment Group" listed – EDM Bailey described that this is similar to "angel" funding which is a way to fund incubators / start-ups for business.

EDC Business Advocacy (Letters of Support)

EDM Bailey provided the Board with sample Letters of Support (LOS) for the Olde Town, Gateway and Bandley Drive business corridors. The letters were created to alleviate some of the pressure for the City Planning Department. She explained that the LOS, according to the specific district, will be given to applicants by the Planning Department as a part of their plan submittal packet information. The Board was supportive of updating the letters for 2018 and providing them to the Planning Department for dissemination with applicants.

The Board also discussed the Parks and Recreation Business Sponsorship Packet that was recently implemented by the City Clerk’s Office. The Board supported and endorsed the sponsorship packet as a means to support the community, which is beneficial to the business community as well. EDM Bailey stated the final version of the sponsorship packet will be shared as it is available via the City Clerk’s Office.


The Board discussed the opening of Black Bear Diner in February at the former Denny’s location in Mesa Ridge corridor. The owner of Black Bear Diner has inquired about a possible incentive reassignment. Bailey requested a Statement of Opinion by the EDC chair to share with City Council; if Council asks about EDC on this matter.

UPDATES:

EDM Bailey explained to the Board that the EDC weekly rollup is sent to the City Manager each week, which is then sent to City Council. The intent of sending the Monthly Activity Report to the EDC Board is to display how Economic Development staff is expensing their time. EDM Bailey encouraged the Board to reach out to staff if there are ever any questions about an item listed within the Activity Report for further explanation.

COMMISSIONER COMMENTARY:

- Downing – inventory is low; downtick timing has picked up faster than usual. 70% of contracts are new construction homes.
- Osinski – attended the State of the State event with EDM Bailey. Highlights from the event were:
  - Widening of I-25
  - Internet access in rural areas
  - Colorado Springs area is used as an example over Denver area; as struggles to triumphs
- Welch – alluded to the impact of Nevada revitalization project as a guide for Fountain’s Olde Town revitalization project; EDM Bailey expressed that as these area’s transformations are successful its quite plausible that they will be used as an case study example for other cities.
ANNOUNCEMENTS / UPCOMING EVENTS:

- February 21, 2018 – Olde Town/Gateway Business Session at City Hall 8-9am to discuss and receive feedback on Town Design Guidelines and Olde Town visioning and build glue amongst the business community.
- February 22, 2018 – Fountain Valley Chamber Chili Cook-off at City Hall at 6pm.
- February 27, 2018 – EDC re-appointments with City Council at 6pm.

Due to scheduling conflicts for March 12th EDC monthly meeting, Downing motioned for approval of meeting via conference call line, seconded by Osinski, passed unanimously by the Board. Doors to City Hall will be open and Board members can join the conference call in-person if desired, as staff will be present. Conference call details will be sent to the Board prior to the meeting.

No further topics were mentioned by the board. Therefore, Downing moved to adjourn, seconded by Reeves, passed unanimously at 6:18pm.

Kimberly Bailey, Secretary

3-13-18
Date
ECONOMIC DEVELOPMENT COMMISSION  
March 12, 2018  
MEETING MINUTES

Chair Greg Welch called the meeting to order at 5:36pm via phone conference call. Commissioners present were Darlene Cruz, Blair Reeves and Audra Ruffennach. Additional attendees included Jennifer Stewart Economic Development Specialist (EDS).

Welch asked for approval of the February 12, 2017 minutes. Reeves moved to approve the minutes, seconded by Cruz, passed unanimously by the Board.

UPDATES discussed by the Commission:

The Board was provided copies of the February Economic Development Activity Reports and there were no questions.

Reeves inquired about the status of the Olde Town Grocer project. EDS Stewart informed the Board that the demolition logistics were underway; the electrical lines are being taken down, utilities are being capped and asbestos is being surveyed and is to be remediated. Demolition is tentatively to begin in April. The Board was pleased to hear that progress was being made.

EDS Stewart provided an update on the recent Olde Town Business Open-House held on February 21st at City Hall. Approximately 125 business, property owners and local realtors were invited to the Open House. There were approximately 30 guest attendees with many new faces, to include businesses that have just recently open in Olde Town.

Commissioner Commentary:

Welch – attending an upcoming Highway 85/87 retail development meeting. Additionally, new home builds continue to be fast paced.

UPCOMING EVENTS/ANNOUNCEMENTS discussed by the Commission:

March 21, 2018 – Olde Town/Gateway Business Session @ City Hall 8-9am – a follow-up and ongoing discussion from the February Open House; approximately 125 invites sent out to the Olde Town/Gateway/Bandley businesses and property owners. The Olde Town Steering Committee meets every month on the 3rd Wednesday from 8-9am at City Hall.

No further topics were mentioned by the board. Therefore, Cruz moved to adjourn, seconded by Reeves, passed unanimously at 5:46pm.

Kimberly Bailey, Secretary  
4-10-18  
Date
ECONOMIC DEVELOPMENT COMMISSION
April 9, 2018
MEETING MINUTES

Chair Greg Welch called the meeting to order at 5:33pm. Commissioners present were Tom Downing, Audra Ruffennach, Wandaleen Thomas, Blair Reeves, and Dan Osinski. Additional attendees included Kimberly Bailey Economic Development Manager (EDM) and Jennifer Stewart Economic Development Specialist (EDS) and Fountain resident/business owner Dean Cimino.

Welch asked for approval of the March 12, 2018 minutes. Downing moved to approve the minutes, seconded by Ruffennach, passed unanimously by the Board.

NEW business discussed by the Commission:

Commercial Land Use Overview

EDM Bailey provided a commercial land use map to the Board and explained that due to the great interest in the City of Fountain, the large amount of single-family new home builds, and growth boundaries to the east and south; a proactive approach to preservation of commercial land use zoning is imperative. The purpose of discussing future land use is for the Board to look into the future as to what they would like to advocate for in regard to: preservation of commercial and retail zones, housing diversity within the community (i.e., multi-family, mixed-use models), and possible future annexations as brought forth by the private sector. The timing of the conversation with the Board is cohesive with the City Planning Department’s consideration of revamping and updating the zoning and code policies in 2018/2019.

EDM Bailey clarified that an annexation needs to have contiguous attachment to a municipality’s boundary, an unincorporated County land designation, and to not confuse such with the overall growth boundary displayed on the map. EDM Bailey gave a current snapshot of what is already within our zoning footprint at this time and described the weaknesses of having little current placement for commercial or retail. The Olde Town area is not displayed on the map for possible zoning change proposal because of fruitful zoning already in place for economic vitality within the district.

EDM Bailey described new proposals for possible advocating or championing from the EDC:

- South of Mesa Road and North of Comanche Village; approximately 160 acres as inverted triangle
  - Currently zoned: Residential for Crested Canon development that has stalled for over almost two decades.
  - Proposed zoning: Industrial due to curtailed visibility from the Highway 85 and provides convenient transportation accessibility.
  - EDC Board feedback requested as to future land use planning.
- Highway 85 and Mesa Ridge Parkway
  - Currently zoned: Industrial as Small Office/Warehouse; highly visible Highway US85 corridor for retail and small warehouse
  - Proposed zoning: Regional Commercial; allows for small warehouse with retail allowances, a natural extension from the Mesa Ridge Parkway area to provide services for Fort Carson and abutting regional park/multi-family development.
Duckwood Road extension completion: Developers are highly motivated in multi-family diverse housing along the Fountain Creek Regional Trail once road extension is completed.

- Kane and Link proposed 180 homes currently; Aspen View requesting to change original site plan of commercial acreage to residential due to development economics.
  - EDC Board feedback requested as to future land use planning.
- “Swiss cheese” nodes Planning is currently working on to fill in holes throughout the community that still are unincorporated County designation.
- X-128 Industrial Rail yard project; future annexation for utilities services; beneficial to the entire southern region of the State of Colorado.

Osinski - Duckwood expansion timeline – fast tracked window of approximately 16 months due to rail yard quiet zone requirements.
Ruffennach – multi-family diversified housing plans; opportunities for EDC/Planning recommendations on proposed projects; open spaces/senior components & programming/density allowances. Viable recommendation model of multifamily with 1st floor designated retail (Mesa Ridge and Marksheffel area).

**UPDATES discussed by the Commission:**
The Board was provided copies of the March Economic Development Activity Report. Downing inquired about the Military Appreciation Banner Program listed on the Activity Report. EDS Stewart explained that it was an idea brought to the City by Councilmember Thompson to honor our military community. The program consists of creating a Banner Program where Fountain Utility customers and/or residents can purchase a banner with their Active Duty military member’s name and branch of service. These banners will be hung on light poles, starting south of the Fountain Creek Bridge and continuing up US85/87 into the Fountain Valley. Councilmember Thompson to be presenting the program at April 10th City Council meeting for initial review and feedback from the public and City Councilmembers.

**EDC Business Advocacy Letters**

EDM Bailey informed the board that updated Business Advocacy Letters were provided to Planning. The intent of the letters is to inform private parties that the EDC advocates for quality development in three highly visible areas of the community.

**BRE Wallet Card Collateral**
The Board was supportive of the final version of the Wallet Card and gave the support to move forward; to be disseminated to Boards and City Councilmembers and as a front-desk item.

**Partner Programs for Business Support**

EDM Bailey provided a list of possible partner programs for business support to the Board; a discussion that was originally held at February’s meeting. The idea of partnership programs as an EDC initiative for 2018 is an offshoot from Town Design Guidelines project. Business partnership programs are foundational to help businesses with Olde Town and Gateway areas with weaknesses within the community. **The topic will be discussed further at the May Board meeting. The Board discussed:**

- 2nd offering of a building façade grant program in Olde Town
- Olde Town mural or statue art programs
• Cimino – world’s oldest rocking chair idea presented
• Osinski – supportive of artistic and cultural programs for the district
• SBDC will be working towards getting to know better the Olde Town businesses as a first
gauge to community needs and overall familiarization

COMMISSIONER commentary time:

Downing
• Announced as the new president of the Chamber of Commerce; many changes and
restructure of the leadership team; Board expansion from 9 to 11 members.
• Real estate – new builds are the trend; developers are booked out of current land
holdings, homebuilders have to purchase land for growth expansion plans.

UPCOMING EVENTS/ANNOUNCEMENTS discussed by the Commission:
• April 18, 2018 – Olde Town/Gateway Business Session @ City Library 8-9am

No further topics were mentioned by the board. Therefore, Ruffennach moved to adjourn, seconded by
Downing, passed unanimously at 6:36pm.

__________________________
Kimberly Bailey, Secretary

__________________________
5-15-18
Date
Vice-Chair Blair Reeves called the meeting to order at 5:33pm; as Chair Welch was out of town. Commissioners present were Tom Downing, Audra Ruffennach, Wandaleen Thomas, Darlene Cruz and Dan Osinski. Additional attendees included Kimberly Bailey Economic Development Manager (EDM) and Jennifer Stewart Economic Development Specialist (EDS).

Vice-Chair Reeves asked for approval of the April 9, 2018 minutes. Osinski moved to approve the minutes, seconded by Downing, passed unanimously by the Board.

**NEW business discussed by the Commission:**

*Opportunity Zone Designation ([https://choosecolorado.com/20oz/](https://choosecolorado.com/20oz/))*

EDM Bailey informed the Board that the City of Fountain, El Paso County and Colorado Springs worked collaboratively to identify census tracts for the new Opportunity Zone ("OZ") program that recently came to fruition through the President Trump administration. The OZ program is intended to spur development and investment in Low to Moderate (LMI) areas of the state, whereas, capital gains tax earned on an investment can be transferred to OZ designated Census Tract projects; which could defer or eliminate the capital gains tax for a period up to 10-years.

The City of Fountain was granted one OZ designation out of three census tracts submitted to the U.S. Treasury Department as LMI areas qualified for the program. The census tract is #45.01; beginning at x-132 Mesa Ridge and north US Highway 85 which continues into Stratmoor Hills of Colorado Springs. The Board discussed that the OZ designation is beneficial and considered a “win” for the River Bend Crossing development and North Bandley Drive areas of Fountain fall within this OZ designated census tract. EDM Bailey informed the Board that the OZ program has been added to the city website and is available under the ED Incentives page; with the U.S. Treasury still fleshing out the mechanisms applicable for 2018 tax filing year.

*MOU Completion with a Project Timeline*

EDM Bailey informed the Board that the Memorandum of Understanding (MOU) for the proposed Industrial Rail Yard (IRY) project has been signed by all five parties: City of Fountain, El Paso County, City of Colorado Springs, Colorado Springs Chamber & EDC, and majority landowner Edw. C. Levy Corporation. As of the final signature of the MOU, the IRY is now a viable project with each party contributing staff resources and monetary funds for a PH-II due diligence (9-14 months scope of work). The due diligence phase consists of the following activities: Railway and Military Certified Design-Engineer Firm, Economic and Workforce Analysis, Environmental and Traffic Studies.

*SB-152 Community Broadband*

EDM Bailey informed the Board that the City of Fountain has requested a Letter of Support (LOS) from the EDC Board on behalf of the SB-152 “opt-out” that will be on the city’s election ballot in November 2018. The SB-152 law restricts municipalities from offering independent broadband services to its communities and since its enactment, over twenty Colorado jurisdictions’ constituents have voted to
opt-out of the law. The fundamentals of the opt-out is that the community supports the city in researching the means and costs to a city-owned “equitable” broadband enterprise that would be available to the Fountain Utilities service area. The Board supported EDM Bailey drafting a LOS on behalf of the EDC for the opt-out of SB-152, to be signed by the EDC Chair. Additionally, EDM Bailey informed the Board that the opt-out of SB-152 will be publically presented to City Council on June 12th where EDC will need to have a representative delegated to speak briefly on behalf of business advocacy for the referendum item.

UPDATES discussed by the Commission:

Olde Town Activity

- 2018 Steering Committee Formation
  - The Board was provided a copy of the Olde Town Steering Committee (OTSC) formation postcard that was mailed to all the business, land and property owners within the Olde Town and Gateway districts. The postcard announced the 2018 working group, consisting of thirteen entities, on behalf of district visioning, public improvements and small business engagement.
    - OTSC meetings are held the 3rd Wednesday of every month at City Hall from 8-9am.
    - May 16th OTSC meeting will prioritize initiatives from the Town Design Guidelines Plan.
  - District formation process:
    - The OTSC held a Business Social event in September 2017, hosted an Open House event in February 2018 and the 2018 working body was formulated throughout these sessions.
      1. It is envisioned that each year in the fall, the Business Social will be held and formulation of the subsequent year working body will begin with the intent of recruitment of businesses and awareness of the Olde Town business district activities.
         a. Meetings always are and continue to be open to the public.
  - Annually, a yearly activity snapshot of the OTSC is published to the website; EDS Stewart is currently working on 2017 activity snapshot document.

Partnership Programs for Business Support

The Board was provided a copy of potential business partnership programs recommended through the 2014 Olde Town Revitalization Plan. The Board discussed possible programs to support within the community; the EDC does not have a budget but the City Economic Development department could possibly fund a component within its budget. An art mural concept in Olde Town as a means of district enhancement and improvement has been on the Board’s radar for quite some time.

- (Ex:) A two-for-one concept; murals can provide event messaging as well as artistic competition
- Garner attention to US85 businesses
  - (Osinski) Hybrid model of art and incubator coexisting (ex: SoCO RIC property)
  - (Ruffennach) What’s the Community feedback been heard – (EDM) “clean-up” the district efforts
  - (Ruffennach) Vacant Country Market/Family Dollar at Ohio and S. Santa Fe parcel – (EDM) parking and access challenges exist on this stub area of the larger site parcel
• EDM Bailey referred the Board to the May 8th EDC prep e-mail for the three main business community needs: 1) Lack of adequate shell space for small business cultivation, 2) Marketing Co-Op% campaign, and 3) Traffic and/or Destination draw for the community.

Ruffennach moved to approve the rest of 2018 as the art mural program foundational planning year, with program implementation in 2019 to coincide with Memorial Day Military Banner Appreciation and Fountain Summer Market kick-off, seconded by Thomas, passed unanimously by the Board. The Olde Town Holiday Window Décor contest will be an EDC sponsor program for its third year in 2018.

The Board was provided copies of the April Economic Development Activity Report and there were no questions.

Real Estate Activity
• South Academy Highlands
  o Hotelier target date for opening fall/winter 2018
  o Car wash has broken ground (foot traffic generator; minimal revenue derived)
• Salvation Army building on US85/87 purchased by Cameron Butcher; to become five individual units for small business cultivation
• Olde Town Grocer sites (4) are currently in demolition phase
• Western Omelet (previously Coke’s Diner) now open
• PH-II of Mesa Ridge strip center; 4-unit tenant center spec building broke ground
• 119/120 Ohio Ave – New ownership plans to create mixed-use development with three stories (live/work concept; ground floor retail/office). Demolition and construction are anticipated by the end of summer 2018

At the April EDC meeting, the Board discussed commercial land use planning. EDM Bailey requested feedback and the Board was supportive of the following:
• Aspen Ranch – EDC to advocate for some commercial land preserved within original site plan.
• Crested Canyon – EDC to advocate for change in zoning from residential to commercial
  o EDM Bailey will draft a letter of support for Chair review and will begin working with foundational ownership via Deputy City Manager/Planning Director peer.

COMMISSIONER commentary time:

Downing requested electronic communication throughout a monthly basis as aspects transpire in-house to aid EDC Board to keep the pace of citywide activities taking place. EDM pledged to implement this measure with the board.

UPCOMING EVENTS/ANNOUNCEMENTS discussed by the Commission:
• May 16, 2018 – Olde Town/Gateway Business Session @ City Hall 8-9am
• May 16-17, 2018 – SoCO Tourism Summit @ Pueblo Convention Center (times vary) https://www.eventbrite.com/e/soco-tourism-summit-pueblo-2018-tickets-38810323723
• June 5, 2018 – State of Small Business (SBDC) @ The Pinery 7:30am-10:30am http://www.pikespeaksbdc.org/training/events/state-of-small-business (TD and JS attendees)
• CS-CEDC Regional Trip to Boise ID; June 5-8, 2018 (EDM attendee)
No further topics were mentioned by the board. Therefore, Downing moved to adjourn, seconded by Osinski, passed unanimously at 6:35pm.

[Signature]

Kimberly Bailey, Secretary

6-12-18
Date
Chair Greg Welch called the meeting to order at 5:31. Commissioners present were Darlene Cruz, Audra Ruffennach, Wandaleen Thomas, Dan Osinski and Tom Downing. Additional attendees included Kimberly Bailey Economic Development Manager (EDM) and Jennifer Stewart Economic Development Specialist (EDS).

Welch asked for approval of the May 14, 2018 minutes. Downing moved to approve the minutes, seconded by Ruffennach, passed unanimously by the Board.

**NEW ITEMS discussed by the Commission:**

**City Council Strategic Plan**

EDM Bailey informed the Board that City Council is currently working on the formulation of a Strategic Plan; with the completion of a vision statement in approximately October. At a recent Council workshop, EDM Bailey presented the future vision for Economic Development to City Council. The presentation focused on the importance of investment into the needs of various areas and other City departments that will drive economic development on the “back end”. These investments are: place making, business activism, road transportation and infrastructure and IT broadband services. EDM Bailey also presented to City Council the needs versus wants, where the size of the community currently stands and the community of future size.

**Business Corridors 101**

Based off previous EDC Board meeting discussions, EDM Bailey provided an overview of the business corridors within the City: Olde Town, Highway 85, Mesa Ridge, Bandley and South Academy Highlands. She also informed the Board that the business development document and tri-fold collateral discussed earlier in the year will officially be printed for Board and City Council use in upcoming weeks.

**2018 Blight Sites Map**

EDM Bailey provided the 2018 Blight Sites Map to the Board; the map represents year 2017 status. The Blight Sites Map is updated on a yearly basis as a means to keep inventory throughout the four Urban Renewal Authority districts in the community. She also explained that there are nine criteria for blight (criteria can be found on the FURA website: http://www.furaco.org/maps.html). Since blight sites inventory recording began in 2015, there has been a decrease in blighted sites as numerous properties have been improved and/or repurposed.

**2019 Activity Forecast**

The Board discussed various 2019 forecasted activities:

- Developer/Realtor “Open House”
  - City Planning/ED endeavor with goal of communicating where the City currently stands in regard to development within Fountain; where interest lies, updates and future planning and vision
  - Military installations in the area provide a layer of security in terms of economy during a recession
  - Board was favorable of a 2019 timeframe for Open House as the projected shift in economy will make development more affordable and attractive

- The Board discussed the Colorado Springs Business Journal (CSBJ) City of Fountain community spotlight piece to run in tandem with Developer/Realtor Open House timing

**UPDATES discussed by the Commission:**
EDC Sponsorship Program

EDM Bailey informed the Board that she had recently met various contacts in the arts that could assist with the EDC’s inaugural mural program to tentatively kick-off the 2019 Summer Market held every year by the community. The contacts were very supportive of the idea as an inaugural arts program to be introduced in the City of Fountain; EDC timing for program pairs well with October Arts Month in Pikes Peak Region. The relationship with EDC and the arts community could possibly provide funding for the program and greater community and region awareness, as the City makes its’ way into the art community. EDM Bailey also reminded the Board that for the third year, the EDC sponsors the Olde Town Holiday Décor Contest. The Board was supportive of the possibility of working closer with the arts community to implement a foundational art program.

The Board was provided the May Economic Development Activity Report and there were no questions.

Commissioner Commentary:

- Olde Town – dumping and compiling of trash behind vacant Town Market site on Ohio/Santa Fe Ave. Staff will report this to Neighborhood Services
- Former Salvation Army building has been sold and new owners will be reconfiguring the site for multiple tenants
- Real Estate – Downing cautions homeowners on pulling equity out of their homes as the market is near its’ top and the possibility of a market dip could create a situation where homeowners are underwater on their homes

UPCOMING EVENTS/ANNOUNCEMENTS discussed by the Commission:

SB-152 Community Broadband; 6.12.18 City Council @6pm (Chair Welch will be in attendance to show EDC support)

July 10th City Council @ 6pm – Chamber President Downing will present an update on the Chamber of Commerce to City Council.

The Board discussed the July 9th EDC meeting and the unanimous decision was to hold the meeting via conference call; due to summer schedules.

No further topics were mentioned by the board. Therefore, Downing moved to adjourn, seconded by Thomas, passed unanimously at 6:19pm.

Kimberly Bailey, Secretary

7-10-18
Date
ECONOMIC DEVELOPMENT COMMISSION
July 9, 2018
MEETING MINUTES

Vice-Chair Blair Reeves called the meeting to order at 5:30pm. Commissioners present via conference call were Tom Downing, Darlene Cruz, and Dan Osinski. Additional attendees included Jennifer Stewart Economic Development Specialist (EDS).

Blair asked for approval of the June 11, 2018 minutes. Downing moved to approve the minutes, seconded by Osinski, passed unanimously by the Board.

Commissioner Commentary:

Real Estate Market: Downing informed the Board that the recent hailstorm has impacted closure of home loans tremendously.

UPCOMING EVENTS/ANNOUNCEMENTS discussed by the Commission:

- July 10th FC Chamber of Commerce President, Tom Downing will provide an organization update to City Council
  - Downing stated Chamber has increased membership and is doing well.
  - Business Networking Breakfasts are held the 1st and 3rd Friday of the month at IHOP; Mayor Ortega will be speaking at the July 21st breakfast. District 8 School Board President and Fountain City Manager will be speaking at subsequent networking breakfasts as well.
- Citizens Academy is now accepting applications for September 13th program start:
  - https://www.fountaincolorado.org/cms/One.aspx?portalId=6004447&pageId=9805001

No further topics were mentioned by the board. Therefore, Downing moved to adjourn, seconded by Cruz, passed unanimously at 5:37pm.

Kimberly Bailey, Secretary

8-14-18
Date
ECONOMIC DEVELOPMENT COMMISSION  
August 13, 2018  
MEETING MINUTES

Dan Osinski called the meeting to order at 5:35pm. Commissioners present were Darlene Cruz, Audra Ruffennach, Wandaleen Thomas, and Tom Downing. Additional attendees included Kimberly Bailey Economic Development Manager (EDM) and Jennifer Stewart Economic Development Specialist (EDS).

Osinski asked for approval of the July 9, 2018 minutes. Cruz moved to approve the minutes, seconded by Ruffennach, passed unanimously by the Board.

NEW ITEMS discussed by the Commission:

Summer 2019 Mural Program

EDM Bailey informed the Board that Pikes Peak Art Foundation (PPAF) has expressed an interest in partnering with the EDC for the Mural Program in 2019. The Mural Program will signify the City’s first step as an arts community participant. The Board discussed logistics and parameters to be starter point discussions with PPAF.

THEME: “What does Summer Mean to Me” - family friendly and secular state delineation.

PROPERTY RIGHTS: When Mural Program has concluded, building ownership can opt to keep the Mural or the building can be returned back to its original state to no cost of the ownership.

PURPOSE: An EDC Partner Program that syncs with district business activity; Community Summer Market (May through August)

- Proposed Timeline:
  - EDC presentation by end of 2018 to potential funding partner PPAF
  - April 2019 – artists begin mural painting over approx. 45-day period
  - May 29, 2019 – Summer market begins; public mural viewing/voting through September 2019
  - October 2019 – mural winners announced in collaboration with Pikes Peak “Arts Month”

- Requested WALL Donations:
  - Dale Street Shopping Center (north face wall)
  - Vacant Town Market at Ohio Ave/S. Santa Fe intersection (south face wall)
  - Aga Park or Metcalfe Park (TBD) (Youth Graffiti designation) (Parks and Rec approval required)
  - PFC Water Treatment Encasement (south face wall) (Water Utilities approval required)
  - Illinois at RR Tracks (north face wall) (FURA approval required)
  - Blue Barn at S. Santa Fe (south face roof line) (gateway district)
  - Tomahawk Truck Wash (west face wall) (gateway district)

City’s Zoning Ordinance Revision

EDM Bailey informed the Board that the City’s Planning/Zoning Department is currently working on a comprehensive Zoning Ordinance revision and update to meet today’s development needs; this has not
been done since 2002. The Planning/Zoning Department will present the selected consultant to City Council at the end of August. EDM Bailey also noted that the Economic Development Department will be working collaboratively with Planning/Zoning Department through the update process; anticipated to take approximately eight months.

**UPDATES discussed by the Commission:**

**Business Corridors**

EDM Bailey recapped the EDC’s previous conversation regarding Future Business Development and conservation of commercial parcels for future planning. EDM Bailey informed the Board that she had presented the Future Business Development topic to the Planning Commission and relayed the feedback received to the EDC Board. EDM Bailey explained that she had spoken with Pikes Peak Community Foundation group and they expressed support of the Crescent Canyon rezoning from residential to commercial and the process is to align with the City Zoning Ordinances update.

EDM Bailey provided an update to the Board on Woodmen Hall closing date; September 28, 2018.

The Board was provided the July Economic Development Activity Report and there were no questions.

**Commissioner Commentary:**

- Downing, President of Fountain Valley Chamber of Commerce provided a positive update on the Chamber and the progress made to date. He noted the Networking Breakfasts have been highly attended; the next speaker will be Dr. Keith Owen, Superintendent of District 8 Schools. City Manager Trainor will be a speaker at the Networking Breakfast after Labor Day; to serve as a “thank you” for Chamber Fall Festival volunteers.

**UPCOMING EVENTS/ANNOUNCEMENTS discussed by the Commission:**

August 14, 2018 SB-152 City Council Resolution & Ballot Language

Citizen’s Academy is now accepting applications for September 13th program start

Olde Town Business Social – September 27, 2018 @ 6pm hosted at Sue’s Floral (474 N. Santa Fe)

No further topics were mentioned by the board. Therefore, Ruffennach moved to adjourn, seconded by Cruz, passed unanimously at 6:21pm.

Kimberly Bailey, Secretary

9-11-18

Date
ECONOMIC DEVELOPMENT COMMISSION  
September 10, 2018  
MEETING MINUTES

Chair Greg Welch called the meeting to order at 5:33. Commissioners present were Blair Reeves, Darlene Cruz, and Wandaleen Thomas. Additional attendees included Kimberly Bailey Economic Development Manager (EDM), Jennifer Stewart Economic Development Specialist (EDS) and John Trylch Community Engagement Manager (CEM).

Welch asked for approval of the August 13, 2018 minutes. Cruz moved to approve the minutes, seconded by Thomas, passed unanimously by the Board.

NEW ITEMS discussed by the Commission:

Bailey EDM discussed the Opportunity Zone ("OZ") Regional Prospectus with the Board. EDM Bailey explained that the OZ program is an opportunity for investors to transfer capital gains tax from one development to another; creating an incentive to invest in low-income community pockets throughout the region. Fountain has one area with OZ designation and it encompasses the Fountain Valley Shopping Center, where the community may see redevelopment in the form of multi-family housing and retail strip center. EDM Bailey explained that the Prospectus is to be used as a communication and promotional tool to further educate about the OZ program.

CEM Trylch informed the Board that he will be attending the CSCEDC Washington, D.C. event, the week of September 24th, on behalf of the City Utilities Department and the EDC. This will be a great networking and informational sharing event; he will share intel once he returns. Chair Welch spoke highly of the event, as he has attended it for the past few years.

EDM Bailey provided a copy of the ED budget for 2019/2020 for the Board to review and an explanation of various line items.

UPDATES discussed by the Commission:

EDM Bailey provided an update on FURA’s Woodmen Hall property acquisition; closing to be held on September 28th. CEM Trylch and City Intern compiled a Community Resource Guide in order to assist residents with social service resources throughout the Fountain Valley that is housed on the City Website.

The Board discussed the Labor Day parade and the change in parade route for 2018’s event. The route will improve upon the substantial public safety concerns, traffic congestion and less need for coordination with outside public safety agencies for highway traffic control.

The Board discussed the self-storage facility on Highway 85/87 and South Academy is not within Fountain boundaries, it falls within El Paso County. EDM Bailey will draft a letter from the Board to the County as to Fountain EDC’s stance on the project.

The Board was provided the August Economic Development Activity Report and there were no questions.

Commissioner Commentary:

- Real Estate – Reinhardt stated the $200,000-$300,000 market value homes are still selling quickly; overall the market is slowing down but anticipated to keep the pace for approximately one and a half more years. The rental housing market has also slowed down recently.
- Chair Welch discussed Fountain Police Department’s recent promotion of two women lieutenant’s for the first time in their history.
UPCOMING EVENTS/ANNOUNCEMENTS discussed by the Commission:

1. Microtel Groundbreaking Ceremony – September 13, 2018 @ 10am
2. City of Fountain Community Resource Directory (new release)
3. Citizen Academy begins September 13th.
4. Olde Town Business Social – September 27, 2018 @ 6pm hosted by Sue's Floral

No further topics were mentioned by the board. Therefore, Downing moved to adjourn, seconded by Thomas, passed unanimously at 6:19pm.

__________________________________________  ____________________________
Kimberly Bailey, Secretary                        Date