

ECONOMIC DEVELOPMENT COMMISSION
January 14, 2019
MEETING MINUTES

Vice Chair Reeves called the meeting to order at 5:35pm. Commissioners present were Wandaleen Thomas, Tom Downing, Audra Ruffennach, and Dan Osinski. Additional attendees included Kimberly Bailey Economic Development Manager (EDM) and John Trylch Community Engagement Manager (CEM).

Vice Chair asked for approval of the November 5, 2018 minutes. Ruffennach moved to approve the minutes, seconded by Downing, passed unanimously by the Board.

NEW ITEMS discussed by the Commission:

EDM Bailey shared the River Bend Crossing project had been selected as the regional pitch to highlight during the inaugural Opportunity Zone session being hosted by the State of Colorado on January 17, 2019. **UPDATE:** Event materials are located online at <https://choosecolorado.com/opportunity-zones/>, scroll down ¾ of the page to see content.

UPDATES discussed by the Commission:

EDM Bailey provided a brief overview of the development projects currently under construction as well as a sampling of a few speculated 2019 projects.

CEM Trylch shared aspects of the City's Strategic Plan being formulized by City Council. The context included a Vision Statement, Core Initiative Focus, and the prioritization for departmental level alignment over the next three years. The final document and public materials are anticipated to be presented during February 12, 2019 City Council session.

EDM Bailey shared the 2019 Work Plan that relayed the connective components among the serving boards of both EDC and FURA.

EDM provided an overview of the EDC board terms slated for expiration; Reeves' renewal option and announce that Welch's resignation was due to his transfer to serve on the FURA board. In addition, that Chair and Vice Chair appointments were due to transpire by March 1, 2019. Vice Chair Reeves shared she would continue to serve another 2-year term on EDC and expressed interest in either Chair or Vice Chair appointment. EDM Bailey thanked Reeves for her continued support. Downing expressed an interest to serve as 2019 Chair. **The board would revisit the Chair/Vice Chair appointments at its February 11, 2019 meeting.**

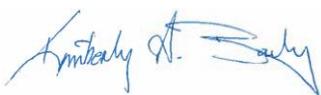
Commissioner Commentary:

- Real Estate – Downing shared the housing market is flat and stable with early purchase activities already kick-starting 2019. In addition, he announced a Fountain Valley Chamber of Commerce open position – Office Manager (PT).

UPCOMING EVENTS/ANNOUNCEMENTS discussed by the Commission:

- EDM Bailey announced that Corbin Hart will start on January 22, 2019 to fill the Economic Development Specialist position.

No further topics were mentioned by the board. Therefore, Downing moved to adjourn, seconded by Thomas, passed unanimously at 6:23pm.



Kimberly Bailey, Secretary

2.11.19

Date

Economic Development Commission
February 11, 2019
Minutes

Vice Chair Reeves called a regular monthly meeting of the Economic Development Commission to order at 5:31. Commissioners present included Wandaleen Thomas, Darlene Cruz, Dan Osinski, and Audra Ruffennach.

Also in attendance: Economic Development Manager (EDM) Kimberly Bailey, Economic Development Specialist (EDS) Corbin Hart, and Nicole Reinhardt (Xofficio).

APPROVAL OF MINUTES

Vice Chair Reeves presented for approval the January 14, 2019 meeting minutes. Ruffennach motioned for approval, seconded by Osinski, and passed unanimously by the board.

NEW ITEMS

Summer Mural Program

EDM Bailey started an exploratory discussion around a Summer Mural Program; tagged with the Summer Market business event. She referred to the Olde Town district map and the desire for a “path” for people to walk along to view the murals. She also mentioned the possibility of a partnership with a local business connection, Western Omelet, perhaps to offer a 5% off an order if the murals were mentioned by patrons.

EDM Bailey asked the board if they had any ideal themes for parameters of the inaugural program for consideration:

- Vice Chair Reeves expressed an interest in having on wall be dedicated to a “Military” theme
- Osinski supported a more “Colorado Roots” historical/cultural theme
- Cruz supported a general summer “Outdoor REC” adventure theme
- Collectively, a youth wall was discussed. After discussions of how and whom the best youth organization(s) to work with the idea was tabled due to, to many unknowns. However, the board was very favorable to the idea returning in future years when the program and resource bandwidth is more established.

EDM asked the board about a set of restrictions: *(per Sign Code Ordinance and Family Friendly content)*

- Political
- Religious
- Advertising

Further topics about the program, included:

Topic	Topic Context	Staff Feedback	EDC Lead
Site Locations	Library Well #3 Encasement, Metcalfe and Aga Park, Industrial Site, and the Dale St. Shopping Center as the most likely sites	EDM Bailey clarified that staff was striving to amass at least four locations for the inaugural arts program	Vice Chair Reeves
Marketing and Target Audience	Outreach could be accomplished through CEM Trylch, the Pikes Peak Arts Foundation, the newspaper, and social media. An KOA news connection may be provide for a news segment	EDM Bailey clarified that it would be targeting the general public to raise awareness about the program.	Vice Chair Reeves Osinski
Artists Recruitment	All interested artists could be referred to sign up through them.	EDM Bailey clarified that the artists were being recruited through an artists' consortium in the Springs	Thomas
Sponsorships	Sponsors such as a variation of paint supplies and co associated companies to provide such supplies	EDM stated an FAQ to the specifics could be crafted for recruitment aid	Ruffennach
Site Prep and Art Preservation	Prep of site for 45-day artists incubation period and Post protection for artists work from tagging	EDM Bailey stated that the city may be able to provide such services; to be explored	Xofficio Reinhardt Vice Chair Reeves
Special Event/ Liability Insurance	Multi-faceted considerations in regards to artists/ property ownership/ public on site	EDM Bailey stated this would be part of the in-house city conversations to be addressed	Xofficio Reinhardt Ruffennach

EDC Recruitment

Vice Chair Reeves moved to new member applications. EDS Hart explained the outreach efforts so far, contacting people from citizen's academy and others who had shown interest. He pointed out the one application he had received for the board, and encouraged board members to let him know if they knew of any interested parties. EDS Hart presented the new EDC Jump-start binder, and many board members requested copies of their own.

UPDATES

EDM Bailey then updated the board on a couple items.

- The Broadband initiative and timeline. She mentioned that GIS was leading the effort to find out what makes sense for Fountain as a community.
- The 2019 events calendar (*under construction for online accessibility*)

COMMISSIONER COMMENTARY TIME

The Commissioners inquired as to various project stages in regards to the following:

- River Bend Crossing
- Olde Town Transitional Properties
- Potential Olympian Sports Venue
- City Strategic Plan

ANNOUNCEMENTS

Venetucci Road Groundbreaking

EDM Bailey announced April 3rd at 7am within the South Academy Highlands development the City in tandem with multiple stakeholder agencies will gather for the groundbreaking ceremony of the Venetucci Road transportation project; which will provide a dual northern extension access into the site via B-Street.

2019 Chair and Vice Chair

Vice Chair Reeves then moved on to the appointment of a Chair and Vice Chair for the upcoming term. Tom Downing provided a written statement explaining his interest in the Chair role, and Reeves explained her interest in the Vice Chair role with increased responsibilities, specifically within the Summer Mural Program. Ruffennach motioned for a vote on these appointments; Tom Downing as chair and Blair Reeves as Vice Chair. Thomas seconded the motion, and it passed unanimously.

The Chair asked if there was further business. No further topics were brought forth by subsequent board members; therefore Vice Chair Reeves motioned to adjourn, seconded by Thomas, passed unanimously at 6:45.



Kimberly Bailey

3.11.19

Date

**Economic Development Commission
March 11, 2019
Minutes**

Chair Downing called a regular monthly meeting of the Economic Development Commission to order at 5:31. Commissioners present included Vice Chair Reeves, Darlene Cruz, Dan Osinski, Audra Ruffennach and Phyllis Baez.

Also in attendance: Economic Development Manager (EDM) Kimberly Bailey, and Economic Development Specialist (EDS) Corbin Hart.

INTRODUCTIONS

Chair Downing asked for new board member, Phyllis Baez, to introduce herself. Baez, spoke of her and her husband's military background, her 17 year residency in the City of Fountain and her interest in serving on the Commission after attending the City's Citizen's Academy last Fall.

EDM Bailey then introduced the new Chair and Vice Chair, pointing out March is the beginning of EDC's fiscal year.

APPROVAL OF MINUTES

Chair Downing presented for approval the February 11, 2019 meeting minutes. Ruffennach motioned for approval, seconded by Reeves, and passed unanimously by the board.

NEW ITEMS

EDC JumpStart Kit

Chair Downing then moved on to the presentation of the new JumpStart kit. EDS Hart distributed the binders and walked the Commission through the binder components. The Commission expressed a huge thank you for assembly of the resource.

EDC Business Advocacy Letters

EDM Bailey presented updated business advocacy letters which are used by City Planning. The letters listed new EDC Chair Downing.

UPDATES

EDM Bailey then updated the board on a couple Olde Town related items.

- EDM Bailey announced the Olde Town Steering Committee Open House, Chair Downing asked the groups purpose. EDM Bailey clarified it was a "sounding board" for both the City and FURA as to projects or capital improvement work in the Olde Town district.
- EDM Bailey announced a Craft Brew Manufacturer signing their lease with FURA for 212 Illinois site and starting renovation of the property by March timeframe. She presented interior and exterior site plans as well as the press release announcing the project.

- EDM spoke to a variation of activity/analysis for Town Center revitalization
 - She spoke to a map which depicted right of way and constrictions with the Ohio and Main intersection
 - She alluded to efforts to cultivate a sense of arrival for a Town Center
 - She updated the board about two mini project works under the premise of THK guideline findings:
 - PED and Vehicular safety improvements via unified CDBG grant application submittal for 2019 El Paso County program
 - The Military Banner Program spearheaded by the City of Fountain intended to pay homage to those which have served our country
 - The Board echoed support for the multitude of project activities focused on Town Center revitalization

COMMISSIONER COMMENTARY TIME

Chair Downing asked for clarification as to whom the point person(s) are for certain categories; EDM Bailey clarified as follows:

Olde Town

Cruz provided no items at this time; Thomas was absent due to an illness.

Small Business Advocacy

Blair Reeves motioned progress on the Summer Mural Program, and an upcoming meeting with the ED staff to coordinate the program. She plans to report findings to EDC in April.

Business Development Policy

ED Bailey pointed out that usually Osinski or former Commissioner Welch would handle this area. Ruffennach then mentioned that she attended Colorado Springs' CityScape event where by Springs' residents and elected official candidates referenced Fountain's broadband initiative and gave praise for being a neighboring progressive city the City of Colorado Springs could learn from by example.

Real Estate Market

Chair Downing gave an overview of the real estate market. He stated that new construction startups were up 19% nationally, however locally there was still a lot of stock to be sold so the market had some struggles. He expected the market to normalize soon, staying a seller's market. He also mentioned the lack of affordable housing options in the community.

ANNOUNCEMENTS

Fountain Chamber of Commerce

Chair Downing announced the Chamber of Commerce open house taking place on March 12th just prior to City Council Session, and encouraged commissioners to attend. He explained the development of the Chamber to this point, and its future goals.

Venetucci Road Groundbreaking

EDM Bailey shared the upcoming Venetucci Road Groundbreaking and Commissioners shared that they were excited to attend.

The Chair asked if there was further business. No further topics were brought forth by subsequent board members; therefore Thomas motioned to adjourn, seconded by Chair Downing, passed unanimously at 6:29.



Kimberly Bailey

4.8.19

Date

Economic Development Commission
April 8th, 2019
Minutes

Chair Downing called a regular monthly meeting of the Economic Development Commission to order at 5:31pm. Commissioners present included Vice Chair Reeves, Darlene Cruz, Dan Osinski, Wandaleen Thomas, and Phyllis Baez.

Also in attendance: Economic Development Specialist (EDS) Corbin Hart and Program Coordinator (PC) Alexander Peck.

APPROVAL OF MINUTES

Chair Downing presented for approval the March 11, 2019 meeting minutes. Cruz motioned for approval, seconded by Reeves, and passed unanimously by the board.

NEW ITEMS

EDC Website and Bios

EDS Hart presented the current status of the EDC's website and relayed component updates of the website; to include a list of board of commissioners and bios. He asked if the board would be willing to display contact info on their bios, to which multiple members expressed an interest.

EDS Hart inquired if there was anything in specific the board might like to see on the website.

- Vice Chair Reeves asked for a link to Economic Development's page
 - Staff has completed the internal cross-link of the website's pages.
- Chair Downing asked for a news section related to groundbreakings and news about new businesses coming into the City
 - Content is housed under Economic Development departmental site page
- Osinski asked for a "Past 5 years" list of accomplishments and history
 - As the EDC is a long-term advocacy role for business development, it's difficult to specifically tag accomplishments. More discuss needs to transpire on this topic.

UCCS Economic Dashboard

EDS Hart presented the March UCCS economic dashboard to the board. He explained the data scope and relevancy; both on the national level and the local levels. Chair Downing asked if there was any data about Fountain in specific. EDS Hart answered that much of the local data was derived from the Colorado Springs MSA, not Fountain specifically. EDS Hart asked if the board finds value in this data sent to them on a monthly basis, which the board echoed YES enthusiastically.

UPDATES

Fountain Creek Mural Program

PC Peck presented updates relating to the inaugural Fountain Creek Mural Program. After several in house departmental discussions, the event has been slated to transpire August 31st and September 1st; paired with the Chamber of Commerce's Labor Day (September 2nd) Festival. All weekend/holiday events will take place in Metcalfe Park. Chair Downing expressed the Chamber's board of directors voted in support for the project. Chair Downing and Vice Chair Reeves discussed some of the event logistics with the EDC board, such as location of the artists and of the food trucks.

Broadband Initiative

EDS Hart presented a business awareness timeline for the City's Broadband project. He explained the due diligence activity and relayed that a vendor had been selected to perform a project's Feasibility Study. EDS Hart explained the scope of the Feasibility Study being both related to financial dynamics and gaining community input. Currently, the City is working on collocating projects throughout the community in tandem with active commercial development projects; which will replicate value in a reduction of future Broadband infrastructure costs.

COMMISSIONER COMMENTARY TIME

Olde Town

Thomas stated the things are going well in Olde Town and Cruz said she had a very busy week and had not had an opportunity to connect with folks in the district.

Small Business Advocacy

Vice Chair Reeves talked about Billboards as a tool for communication. More details need to be shared on this inquiry for Staff to address.

Business Development Policy

Osinski provided a small update about how he and others have noticed that Fountain is starting to get more attention from the Colorado Springs Chamber and that he is excited about the potential it provides to our business community.

Real Estate Market

Chair Downing mentioned his attendance at the Venetucci Blvd. groundbreaking. He listed some of the people in attendance; City and County officials, business owners, and other officials from Colorado Springs. He explained the road's planned route and relayed the event was perceived as great value at large. The City roadway project will provide a much needed secondary access to support SAH retailers and a transportation improvement for the regional corridor of S. Academy Blvd.

Other Content

Chair Downing gave the floor to EDS Hart and PC Peck so they could further introduce themselves to the board.

- EDS Hart explained his history majoring in economics and political science at CSU, previous work experience at Woodward Inc and why he accepted his current position.

- PC Peck then explained that he is in a 2 year masters program that is paired with an internship. He explained his past experience, working for the State Department, and his career goals within Public Diplomacy, and how that relates to this position.
 - PC Peck has withdrawn from the Master’s Program to pursue other interests and is no longer eligible for the internship. May 3, 2019 was his last day of service with the City of Fountain.

Chair Downing then asked for continued updates on what the staff is working on a monthly basis, a process that was lost in the transition of staff.

- New hire EDS will revive the Monthly ED Activity report to provide to the EDC.

PC Peck asked for advice on getting engagement within the Olde Town Steering Committee (OTSC).

- Chair Downing suggested getting speakers that were valuable to the attendees
 - The district is bleeding in participation which the EDM Bailey is re-evaluating as to how to recruit active members of participation on behalf of OTSC representation.
- Reeves suggested additional awareness advertising
 - ED staff utilizes several means of communication, which include Email, Post Card Mailings, and phone call reminders; as a proactive means to boost participation. In addition to HOT TOPICS for interest attraction.
- Cruz suggested the development of “Ground Rules” to prevent infighting due to historical nature of the district.
 - ED staff is pleased to share the district has evolved to respect differential voices with a collaborative focus on the district’s potential to serve the community.

ANNOUNCEMENTS

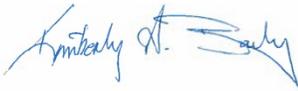
Board Representation: Silver Key Invite

EDS Hart distributed invitations to Silver Key’s annual fundraiser.

Citizen’s Academy “Open Enrollment”

PC Peck announced information about Citizen’s Academy and asked the board to promote the fall 2019 program and for any feedback. Baez suggested doing fewer outdoor events later in the year when it becomes cold.

The Chair asked if there was further business. No further topics were brought forth by subsequent board members; therefore Osinski motioned to adjourn, seconded by Cruz, passed unanimously at 6:30.



Kimberly Bailey, Economic Development Manager

5.13.19

Date

Economic Development Commission
May 13th, 2019
Minutes

Chair Downing called a regular monthly meeting of the Economic Development Commission to order at 5:35pm. Commissioners present included Darlene Cruz, Dan Osinski, Wandaleen Thomas, and Audra Ruffennach.

Also in attendance: Economic Development Manager (EDM) and Economic Development Specialist (EDS) Corbin Hart.

APPROVAL OF MINUTES

Chair Downing presented for approval the April 8th, 2019 meeting minutes. Cruz motioned for approval, seconded by Osinski, and passed unanimously by the board.

NEW ITEMS

Strategic Plan Revision

EDM Bailey presented the status of Economic Development's strategic plan to the board. This plan will be completed near the end of 2019. She listed the following resources that would be used in development of this plan;

- EMSI Database – Obtained at a 80% discount through EDCC membership
- ESRI Business Analyst – In-house tool used by Economic Development and GIS in order to gather community information and statistics
- Workforce Study + Fiscal Economic Impact study – Auxiliary datas extract per a collaborative CSEDC + City project
- SWOT Analysis – SoCoRIC modeling resource. with a 3-5 year shelf life

Olde Town District Activity

EDM Bailey presented the status of activity in the Olde Town Corridor.

- **Woodman Hall** – EDM Bailey updated the board about Woodman Hall. She relayed interest in the property – ranging from art galleries to retail uses. Due to current market dynamics the timing doesn't avail for a successful commercial use model at this time. Therefore, the Hall is being considered for use as an internal City meeting room due to ADA compliance restrictions. However, these issues are being addressed through a City CDBG grant (2020) which will improve sidewalks and lightings, and FURA onboarding a historic architect consultant. Ruffennach expressed support of the meeting space idea, pointing out that there was little meeting space in Fountain.
- **Private Investment** – EDM Bailey pointed out the amount of private investment in the corridor. Three projects in specific, the Brewery Manufacturer, the demo of blighted buildings on Ohio St., and the purchase of Apartments behind the post office are all representative of the private investment in the corridor. EDM Bailey pointed out how FURA's investment in the community has spawn a ripple effect with private investment within the corridor, which hasn't transpired for 20+ years..
- **Food Truck Corral** – EDM Bailey expressed an inquiry concept of use and area designation identification which has derived from the region's Food Truck Association. Whereas, the US85 pad site is one of three areas identified to be used for food trucks to operate during defined hours of operation. She shared the

elicited thoughts and concerns from the Olde Town district stakeholders; food truck competition with Olde Town businesses, generator noise, and access issues of the site. The board echoed support for the idea. Ruffennach stated it would promote new business development and foot traffic in the corridor. Chair Downing cautioned that other unlicensed food trucks may also show up on lot if the site is successful. Chair Downing recommended a motion to approve an LOS in support of the project, the board unanimously voted in support

- **2018 FURA Annual Report** – EDM Bailey presented the 2018 FURA Annual Report. She discussed some areas of synergy with the EDC, specifically in the Olde Town Corridor. She also encouraged the board to visit the website to learn more about FURA.

UPDATES

Fountain Creek Mural Program

EDM Bailey relayed to the board that PC Peck has ended his Master’s program and therefore his internship. As a result the art program he was responsible for must have its responsibilities distributed among the board. The following timeline elements were laid out:

- Council Presentation – May 28th
- Artist Casting Call – June 4th, with July 12th cutoff

Vice Chair Reeves had been designated the program manager for this program. This meant she would have the onsite facilitator responsibilities on the day of the event, however other areas needed to be undertaken by the board, however some could be handled by the City. These areas included the following:

- City Council Representation
- Chamber of Commerce Coordination
- Artist Liaison
- Food Truck organization
- Media Coordination
- Sponsorships

Ruffennach pointed out paint sponsorships could be obtained through local paint recycling operations and Lowes. She then asked how the OTSC had been involved in support of the project. EDM Bailey clarified that this program’s idea started there, but since legacy members had departed for various reasons there was little involvement on their end. Chair Downing then pointed out that this was a “large undertaking” and that he had low personal bandwidth to contribute to the project. Additionally, he added it will be hard to get good turnout as this is the first year this event is being run. Chair Downing then suggested that the event be postponed a year due to workload requirements and lack of bandwidth. The board echoed statements that this was unfortunate, but must be done.

COMMISSIONER COMMENTARY TIME

Olde Town

Nothing to report.

Small Business Advocacy

Ruffennach said there was excitement around Peaks N’ Pines new location, and that people were taking notice of new investment in the Olde Town area.

Business Development Policy

Osinski said there was excitement around progress at the Main and Ohio intersection. He then asked EDM about progress of SoCoRIC business recruitment. EDM Bailey provided an update, pointing out that multiple site tours have taken place, most recently with a Medical Office user.

Real Estate Market

Chair Downing mentioned that there were 1572 homes on the market, with 88 price improvements (Drops), signaling a normalization of the market from high prices.

ANNOUNCEMENTS

Citizen’s Academy “Open Enrollment” - FALL 2019 session

EDS Hart relayed that Citizen’s Academy enrollment is still open, and encouraged people to spread the word.

Memorial Day Ceremony – May 27th @ Caboose Park

Chair Downing relayed to the board the Memorial Day Ceremony at Caboose Park.

Summer Market – Wednesdays and Saturdays – begins May 29th

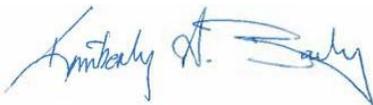
Chair Downing relayed to the board the start of the Summer Market. EDM added that it also now took place on Saturday, not just Wednesday.

Inaugural Fountain Community Veterans Fair – June 8th @ Welte Center

Chair Downing relayed to the board that the Inaugural Fountain Community Veterans Fair will take place on June 8th.

The Chair asked if there was further business. No further topics were brought forth by subsequent board members; therefore Ruffennach motioned to adjourn, seconded by Thomas, passed unanimously at 6:40pm.

Note: June 10 meeting cancelled due to foreseen lack of quorum



Kimberly Bailey

07.08.19

Date

Economic Development Commission
July 8th, 2019
Minutes

Chair Downing called a regular monthly meeting of the Economic Development Commission to order at 5:31 pm. Commissioners present included Darlene Cruz, Dan Osinski, Wandaleen Thomas, Phyllis Baez, Nicole Reinhardt (ex-officio) and Audra Ruffennach.

Also in attendance: Economic Development Manager (EDM) Kimberly Bailey, Economic Development Specialist (EDS) Corbin Hart, Harville Small, Jesse McCarthy and Tabby.

APPROVAL OF MINUTES

Chair Downing presented for approval the May 13th, 2019 meeting minutes. Thomas motioned for approval, seconded by Ruffennach, and passed unanimously by the board.

NEW ITEMS

Infill Area Project

EDM Bailey provided information to the board in relation to the “Infill Area” – a large area of vacant land near the center of Fountain, south of Mesa Ridge and along US-85. In addition, she provided the board with maps depicting the current and planned utility infrastructure.

- EDM Bailey relayed that the site area has 3 property owners who Economic Development is working with to help establish utility access for the entirety of the area via a cost sharing model with the property owners and potentially the City.
- EDM Bailey stated that the last site plan for the area was in 2003 as residential, but with development that has happened since, the Infill can serve a higher and better use, and as such the land use vision for the area has adjusted to provide for multifamily housing, commercial and light industrial.

Dual-Served Rail park

EDM Bailey presented the board with information on the proposed Railpark, including a 4.2019 information FAQ on the project.

- EDM Bailey presented a map of the 1,682 acre purposed railpark, and provided an overview of the stakeholders in the project, which include the City of Fountain, Edward C. Levy Co., El Paso County, Colorado Springs Utilities, the City of Colorado Springs and the Colorado Springs Chamber and EDC
- She informed the board that the BUILD Grant had been submitted which, if awarded, would be applied to engineering due diligence on the project. This is envisioned as a long term development project with a three phase build out over the course of a decade.

Opportunity Zone

- EDM Bailey presented a map displaying the area of Fountain that was designated within an Opportunity zone. She then provided an overview of sites in the Zone including the Riverbend development, Camden St. site, and Bandley sites.

Board Tenure / Vice Chair Appointment

- EDM Bailey informed the board that Vice-Chair Blair Reeves had resigned due to health reasons, and as a result both her seat on the board and position as Vice-Chair would need to be filled. This includes recruitment of new members and an appointment of a new Vice Chair.
- Three people interested in board membership also attended the meeting. They introduced themselves and provided quick bio's.
 - Jesse McCarthy – Introduced himself as an advocate for small business, that he works with Pueblo SCORE, and currently also works for a defense contractor.
 - Harville Small – A veteran who is interested in moving into local government and currently enrolled in a public admin. Program.
 - Tabby – A non-profit worker who has interest in addressing food insecurity
- EDM Bailey explained the position of Vice-Chair. The board then moved to appointment.
 - Dan Osinski expressed his interest in the position, and nominated himself. Ruffennach seconded the motion. Osinski was appointed unanimously by the board.

COMMISSIONER COMMENTARY TIME

Olde Town

- Thomas inquired about how to address motorcycles constantly parking in front of businesses in the Dale St. Shopping center, and if the lane in front was a fire lane. EDM Bailey clarified that since it was a strip mall, the frontage road was considered the fire lane. She recommended talking to the property owners about the issue.

Small Business Advocacy

- As Blair Reeves was the previous person assigned to this section, Ruffennach volunteered to take this section over moving forward.

Business Development Policy

- Osinski spoke about how the largest impediment to development in Fountain is Water tap fees. EDM Bailey stated that tap fees are higher due to Fountain's participation in the Southern Delivery System, and that there are credits if zero-scape a site landscaping.

Real Estate Market

- Chair Downing relayed that a "normalization" had been taking place in the real estate market. 75% of homes on the market were below \$400k, and the vacancy rate was down. He additionally encouraged more board engagement with the public and EDC related activities.

ANNOUNCEMENTS

Citizen's Academy "Open Enrollment" - FALL 2019 session

EDS Hart relayed that Citizen's Academy enrollment is still open, and encouraged people to spread the word.

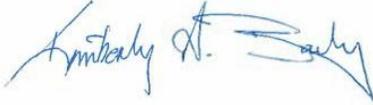
Thunder in the Valley Car Show – Metcalfe Park – July 13th

Chair Downing relayed that the Thunder in the Valley Car Show would take place on Jul 13th in Metcalfe Park.

Peaks N Pines Brewing Company Opening Weekend (tentative)

EDM Bailey stated that Peaks N Pines Brewing Company was opening on one of two holds that were sent out, depending on construction progress. She encouraged board member to attend.

The Chair asked if there was further business. No further topics were brought forth by subsequent board members; therefore Ruffennach motioned to adjourn, seconded by Cruz, passed unanimously at 6:40pm.



8.12.19

Kimberly Bailey

Date

Economic Development Commission

August 12th, 2019

Minutes

Chair Downing called a regular monthly meeting of the Economic Development Commission to order at 5:31 pm. Commissioners present included Vice Chair Dan Osinski, Wandaleen Thomas, Phyllis Baez, Darlene Cruz, and Nicole Reinhardt (ex-officio).

Also in attendance: Economic Development Manager (EDM) Kimberly Bailey, Planning Manager (PM) Kristy Martinez, Economic Development Specialist (EDS) Corbin Hart, Harville Small, and Jesse McCarthy (guest attendees).

APPROVAL OF MINUTES

Chair Downing presented for approval the July 8th, 2019 meeting minutes. Osinski motioned for approval, seconded by Cruz, and passed unanimously by the board.

NEW ITEMS

Zoning Ordinance Revision

PM Martinez presented information on the zoning code update.

- She explained that this was not changing any zoning of land in the community, but instead updating and streamlining rules related to zoning use regulations. The City's current code was established in 2002 and is causing challenges in development standards and site conformity. Zoning updates are envisioned to mainly address in antiquated language in the code, void of regulations surrounding micro-breweries and religious vessels, signage noncompliance with Supreme Court rulings, and excessive parking requirements for the Olde Town District.
 - **Public Feedback:** <https://fountain.konveio.com/>
- PM Martinez explained that the City contracted with McCool Development (Denver) to update the code, and were entering the public input phase of the project and to present to Council around the fall timeframe.
- For example as to a development, Shandy Clinic site development incorporates design standards outlined in the THK, as well as, potential parking requirement waivers where street parking is available. Chair Downing asked if the landlord or the tenant (Shandy Clinic) paid for the improvements. ED Bailey replied its customary for the landlord to incorporate Tenant Improvement ratios as part of the Tenant Lease rate/terms as to a means for site improvements to be covered as adapting a building to a new user.
- Jesse McCarthy asked about the permit process related to food trucks in Fountain. PM Martinez answered that it is per a temporary use permit with the City and a food safety inspection by El Paso County as part of the process.
- Vice Chair Osinski asked about the status of anti-business code, PM Martinez explained part of the reasoning behind this update was to address potential anti-business codes and/or the perception of city as anti-business. ED Bailey shared the "city" is an easy label for entities to reference as the crux when in fact it's CDOT or PPRBD that equally interplay within a city's business development process.

Project Awareness

ED Bailey spoke about Fountain Urban Renewal Authority's US-85 pad site project and other FURA projects.

- She mentioned the video FURA had released addressing the Grocer project, and relayed to the board that costs for the project had simply escalated beyond a sustainable level. She indicated that the site was still a very good asset by FURA on behalf of partnering on a community need of addressing a food-desert. For the interim, FURA is moving into site stability mode and beautification for the corridor.
 - **View Video:** <https://www.youtube.com/watch?v=wtAf4Z24SWc>
- ED Bailey also relayed that a historic architect firm had been on boarded by FURA to assess Woodman Hall, located at 102 N Main Street, to provide floor plans, and a vision for potential uses for the Authority to consider; approx. timeframe 6-months.
- Chair Downing asked how FURA was funded, how does it operate. ED Bailey explained that FURA has four separate urban renewal areas that have been designated by City Council. A URA must meet one or more of the nine State Statue criteria of blight for City Council designation with a 25 year time period at time of designation. A URA is funded through a pledge of tax revenues; which may consist of Use Tax, Sales Tax, or Property Tax.
- ED Bailey informed the board about a partnership with Broadmoor Curling Club to explore how to build public use curling center within Fountain's Opportunity Zone (N. Bandley corridor). She pointed out that the feasibility study had recently been completed; regional outreach was underway, with a Investor Campaign lunch slated for the Fall timeframe.

UPDATES

Board Membership

The board welcomed both guest attendees (Harville Small and Jesse McCarthy) and provided time for them to address the board as to their application of interest to serve the current Open board seat with EDC. The board thanked them for their interest to serve; guest attendees departed the meeting for the board to discuss the candidates and their small business / entrepreneurial mindset.

- Cruz motioned for the appointment of Harville Small to the board, seconded by Vice Chair Osinski. The motion to appoint was passed unanimously by the board.
- The board asked staff to relay the news to both candidates, and encourage Jesse to stay engaged, and encourage him to apply for the next seat that became open.
 - **UPDATE:** Harville Small was appointed to EDC by City Council on August 27, 2019 to serve the remaining term of Blair Reeves.

BRE Business Visits

EDM Bailey relayed to the board that Economic Development would be conducting its bi-annual business outreach tours to inform businesses about business activity city administrative initiatives taking place in the community, and to explore business issues in the community.

COMMISSIONER COMMENTARY TIME

Olde Town

- Thomas stated that recently it had been quiet in the Dale St. area of Olde Town, and that there wasn't much to report beyond the back-to-school increase in traffic.

Small Business Advocacy

- Ruffennach was assigned this section in order to fill the void left by Blair Reeves; Ruffennach was not present.

Business Development Policy

- Vice Chair Osinski had nothing to report.

Real Estate Market

- Chair Downing had nothing to report

ANNOUNCEMENTS

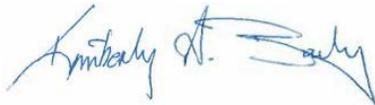
Labor Day Festival – September 2nd

- Chair Downing relayed that the Fountain Chamber of Commerce would be holding the annual Labor Day Fall Festival, and that recently they had held a number of successful business breakfasts the most recent of which featured Mayor Ortega and the new Fire Chief Maxon.

UCCS Economic Forum – October 10th

- EDS Hart relayed that the UCCS Economic Forum was taking place on October 10th, and ask which board members interested to attend and represent EDC. Vice Chair Osinski and Baez said they were interested in attending, EDM Bailey and EDS Hart then said they would follow up with more information.
 - **UPDATE:** Vice Chair Osinski and Phyllis Baez have been registered to attend the UCCS Forum.

The Chair asked if there was further business. No further topics were brought forth by subsequent board members; therefore Cruz motioned to adjourn, seconded by Vice Chair Osinski, passed unanimously at 6:51pm.



Kimberly Bailey

09.09.19

Date

Economic Development Commission
September 9th, 2019
Minutes

Chair Downing called a regular monthly meeting of the Economic Development Commission to order at 5:30 pm. Commissioners present included Phyllis Baez, Darlene Cruz, and Audra Ruffennach.

Also in attendance: Economic Development Manager (EDM) Kimberly Bailey, Economic Development Specialist (EDS) Corbin Hart, and Jesse McCarthy (guest attendee).

APPROVAL OF MINUTES

Chair Downing presented for approval the August 12, 2019 meeting minutes. Ruffennach motioned for approval, seconded by Cruz, and passed unanimously by the board.

NEW ITEMS

White House Secretary Tour of Opportunity Zone (OZ)

- EDM Bailey brought to the board's attention that Scott Turner, the White House's Head of the Opportunity Zone program would be touring Opportunity Zone projects in the Colorado Springs area on Friday September 13th. While he would not visit Fountain's OZ, EDM Bailey would be joining the tour group to promote Fountain's OZ and correlated projects. The board echoed excitement at the opportunity.

State OEDIT/DOLA Community Placemaking Grant

- EDS Hart informed the board that the City of Fountain's application to OEDIT's Community Placemaking grant program had been chosen as a winner. He stated that the grant would allow the City and Olde Town community to work with Community Builders and DOLA to draft a strategy guide for placemaking implementation along the Ohio St. corridor. This would involve a committee of community members who would attend placemaking workshops and assist in the development and public support outreach of the guide. EDS Hart extended an invitation to members of the board who were interested in being involved to reach out.

UPDATES

Olde Town Overlay District (zoning revision)

- EDM Bailey provided the board with a follow up to the Olde Town aesthetic overlay district discussion that took place at the last month's meeting. She stated that the OTSC was not in favor of making the guidelines mandatory for development, so the City is proposing a creative approach to incentivize at least 60% of the design guidelines in new renovation / construction. This proposed incentive would go in tandem with new zoning ordinance (overlay district) adoption, slated for Jan. 2020.
- EDM Bailey stated further that this approach may need support from the EDC. Chair Downing and Ruffennach both echoed support for the program. Chair Downing expressed his interest in advocating this to council.

COMMISSIONER COMMENTARY TIME

Olde Town

- Nothing to report.

Small Business Advocacy

- Ruffennach reported that NAME OF ORG. was looking to move into Fountain, and was meeting on September 10th to discuss finding a meeting place.

Business Development Policy

- Vice Chair Osinski was not present to speak on this topic.

Real Estate Market

- Chair Downing had nothing to report related to real estate, but provided other updates.
 - Fall Festival was a success with around 4-5k people attending the parade, but the heat caused people to leave Metcalf Park before the end of the event.
 - He mentioned that the school board election he campaigned in will not take place, as only 3 people qualified for 3 seats on the board.

ANNOUNCEMENTS

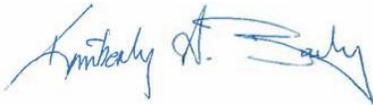
CSCEDC Washington DC Fly-In – September 16-18th

- EDM Bailey relayed that she would be joining the Colorado Springs Chamber and EDC’s DC Fly-In. She mentioned City of Fountain would be promoting military connection and issues, including PFAS contamination. In additional, EDM Bailey stated she would promote the proposed railyard project with the federal Department of Transportation, military and congressional officials.

UCCS Economic Forum – October 10th

- Vice Chair Osinski and Baez would be attending the UCCS Economic forum on October 10th. EDS Hart would acquire nametags for Baez in preparation for the event, and for new commissioner Small as well.

The Chair asked if there was further business. No further topics were brought forth by subsequent board members; therefore Cruz motioned to adjourn, seconded by Ruffennach, passed unanimously at 6:20pm.



10.14.19

Kimberly Bailey

Date

Economic Development Commission
October 14th, 2019
Minutes

Chair Downing called a regular monthly meeting of the Economic Development Commission to order at 5:32 pm. Commissioners present included vice-Chair Dan Osinski, Harville Small, Wandaleen Thomas, Phyllis Baez, Darlene Cruz, and Audra Ruffennach.

Also in attendance: Economic Development Manager (EDM) Kimberly Bailey, and Economic Development Specialist (EDS) Corbin Hart.

APPROVAL OF MINUTES

Chair Downing presented for approval the September 9th, 2019 meeting minutes. Cruz motioned for approval, seconded by Baez, and passed unanimously by the board.

NEW ITEMS

Business Visits

EDM Bailey spoke about the Economic Development teams meeting with local businesses.

- Businesses that were either large employers (Tier 1), “Olde Town” businesses, or provided a unique service to the community, were visited. A list of businesses visited was distributed. In addition, the department collected information about number of employees, markets operated in, suppliers, benefits and/or impediments to business. Many businesses expressed having issues attracting qualified labor, but found Fountain an overall good place to do business. This info would be built into the strategic plan that is being revised. Businesses were also excited to hear about municipal broadband and the proposed railyard efforts underway within the City.

State of Colorado (OEDIT) Opportunity Zone Pitch Session

EDM Bailey spoke about a presentation to OEDIT’s Opportunity Zone Pitch Session that took place on October 1st.

- EDM Bailey presented with Paula Bloom of the Broadmoor Curling Club on the purposed curling facility project. The original plan was to place the project within the South Academy Highlands, however construction, design, and engineering cost have now shifted the project to be marketed for private capital investment in a 5 acre site within Fountain’s Opportunity Zone.
- The State Economic Development Office hosted the event, and it was attended by 400 potential investors, and EDM Bailey relayed that she had since heard from interested parties on the project.

UPDATES

CSCEDC Washington DC Fly-In Recap

EDM Bailey updated the board about her DC Fly-In event.

- EDM Bailey participated in the Fly-In event hosted by the Colorado Springs Chamber and EDC in order to advocate for the railyard Department of Transportation grant. Community Engagement Manager John Trylch also attended to inform Federal decision makers on the PFAS / PFOA water contamination issues.

UCCS Economic Forum recap

Vice-Chair Osinski updated the board on the UCCS Economic Forum.

- Presenters at the event thought the outlook was good for the economy through 2020, however workforce constraints remain a problem for many companies. Additionally, the upcoming presidential election may cause uncertainty in the economy. Additionally, there was focus on the growing hemp industry in Colorado and the growing possibility of a Front Range rail line. Vice-Chair Osinski said it was a valuable event.

COMMISSIONER COMMENTARY TIME

Olde Town

- Thomas stated that the fences near Shandy Clinic were collecting junk and trash. EDM Bailey stated she would reach out to code enforcement about the issue.
- Cruz stated that United Business Bank was buying First State Bank, however she believed most things would remain the same at the Olde Town branch.

Small Business Advocacy

- Ruffennach stated she recently attended a Chamber breakfast and met with 9 new businesses she was unaware of, and that it was a valuable experience.

Business Development Policy

- Vice Chair Osinski met Jen Taylor with QualTek manufacturing

Real Estate Market

- Chair Downing relayed the state of the current real estate market. While 2016/17 was an extremely hot market for housing, the market seemed to normalize in 2018/19. However, property values were still extremely high making it hard for the first time home buyer to break into the market.

Military

- Baez relayed that there was a new General in place at Fort Carson. EDM Bailey commented that she had briefly met General McFarlane during Senator Gardner's visit.

ANNOUNCEMENTS

September 24th Duckwood Grand Opening

- EDM Bailey relayed that Duckwood Road was now open and Mesa Road was now closed as a result. The board asked if any beautification steps would be taken on the electric substation on the south side of the road. EDM Bailey said she believed Electric would be working on the problem, but would confirm it.

October 25th Trunk n Treat – Main

- EDS Hart relayed that Trunk or Treat was taking place on Oct. 25th and encouraged board members to participate on behalf of Olde Town district efforts.

2020 EDC Calendar (draft)

- EDM Bailey presented a draft of the 2020 EDC calendar and encouraged the board to look at the proposed dates to identify any potential conflicts so staff could make necessary changes.

EDM Bailey informed the board that the December meeting would take place at Peaks N’ Pines Brewery, and that the owners would share their business’ story and their decision choosing Fountain for business expansion. Additionally, she informed the board that the next meeting would take place on November 4th, as to not conflict with Veterans Day. The Chair asked if there was further business. No further topics were brought forth by subsequent board members; therefore Osinski motioned to adjourn, seconded by Cruz, passed unanimously at 6:20pm.

Kimberly Bailey

Date

DRAFT

Economic Development Commission
December 9th, 2019
Minutes

Chair Downing called a regular monthly meeting of the Economic Development Commission to order at 5:33 pm at Peaks N’ Pines Community Room. Commissioners present included Harville Small, Wandaleen Thomas, Phyllis Baez.

Also in attendance: Economic Development Manager (EDM) Kimberly Bailey, and Economic Development Specialist (EDS) Corbin Hart.

APPROVAL OF MINUTES

Chair Downing presented for approval the October 14, 2019 meeting minutes. Thomas motioned for approval, seconded by Baez, and passed unanimously by the board.

NEW ITEMS

Military Snapshot – Winter 2019

- “Military Snapshot” prepared by EDS Hart was circulated for discussion. The goal of the new resource is to aid in quantifying the military impact on Fountain and the region as a whole. EDM Bailey relayed that this specific document was prepared for a prospective business whose workforce consists of military spouses, and that a universal version was in the works for general use. EDM Bailey and EDS Hart asked for feedback on the document. Baez commented that Fort Carson had recently received the 1st Space Brigade and that a National Guard headquarters was under construction. She further relayed that the permanent change of station for troops occurs in December and June of each year. Staff would work on incorporation of new data points and encouraged the EDC board to provide feedback via email.

Southern Colorado Business Partnership

- EDM Bailey provided an overview of the Southern Colorado Business Partnership to the group. It is an organization made up of Chambers of Commerce and other business oriented groups intended to advocate on behalf of the community and with respect to public policy and shape best practices and programs among Chambers. Fountain has had representation within the organization through EDS Hart for the past months, however the seat would be better filled by an EDC Commission member or Fountain Valley Chamber of Commerce member. Harville Small volunteered to be the EDC’s representation. EDS Hart relayed that he would provide Harville with the relevant contact info, and introduce him at the January meeting to the group.

Fountain Valley Chamber of Commerce; Membership

- Chair Downing presented the Chamber of Commerce’s membership flyer. The chamber has gone through many changes in the past year, moving from a social event organization to a more business oriented organization. They recently held the 50th Annual Fountain Fall Festival, hold monthly business breakfasts, a have grown in both membership and sponsorship. He encouraged the EDC to learn more, share insights with businesses and to let persons of interest know how to get involved.

COMMISSIONER COMMENTARY TIME

Olde Town

- Thomas had nothing to present, but did say the trash along the fence at Shandy Clinic had been cleaned since the last meeting and the clinic has been very busy in serving the community.

Small Business Advocacy

- Ruffennach was not present.

Business Development Policy

- Vice Chair Osinski was not present.
- Small will be added to this section moving forward to present on SoCo Business Partnership updates

Real Estate Market

- Chair Downing provided a brief real estate overview. The majority of homes sold on an annual basis happen during the months of March – September, calming down in the winter months. 2020 is foreseen to be a more “stable” market than 2019 or past years have been.

Military

- Baez had provided updates earlier in the meeting and had nothing more to add.

ANNOUNCEMENTS

ReDiscover Olde Town “Season of Lights”

- EDM Bailey relayed that there were 9 businesses in the Olde Town area who had participated in the “Season of Lights” program. These businesses were given additional advertising via City social media newspaper ads in exchange for their decoration of their places of business. There has been growing participation on a year to year basis.

2020 EDC Calendar

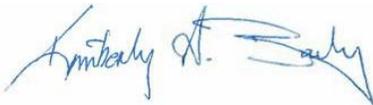
- EDM Bailey referred to the EDC meeting dates for the 2020 year, and asked if there were any conflicts. Seeing none, the 2020 EDC Calendar was established, with Jan. 13th being the first meeting of the new year.

Chair Downing asked if there was further business. No further topics were brought forth by subsequent board members; therefore Baez motioned to adjourn, seconded by Thomas, passed unanimously at 6:20pm.

UPDATES

Peaks N Pines Brewing Co. Tour

- Paul Vieira gave the Commission a tour of the brewery setup at Peaks N’ Pines and expressed why Fountain was the location of its manufacturing expansion.



Kimberly Bailey

1.13.19

Date