

ECONOMIC DEVELOPMENT COMMISSION
December 11, 2017
MEETING MINUTES

Chair Greg Welch called the meeting to order at 5:32pm. Commissioners present were Blair Reeves, Darlene Cruz, Tom Downing, Audra Ruffennach, and Dan Osinski. 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 November 3, 2017 minutes. Downing moved to approve the minutes, seconded by Ruffennach, passed unanimously by the Board.

NEW business discussed by the Commission:

UCCS Membership

Bailey EDM explained to the Board that the 2018 UCCS Membership dues were up for renewal in 2018 and inquired if the Board felt it was valuable to retain the \$1500 dues. Based on the amount of benefit and value that the member ship provides, the Board was supportive of renewing in 2018 for another year.

Business Retention Tri-Fold

Bailey EDM shared a draft of the business retention tri-fold; she encouraged the Board to offer any feedback to be incorporated with the final document, slated for January 2018. After a brief look, the Board thought the draft was well done.

CS Chamber/EDC Business Strategy

Bailey EDM informed the Board that she met with Colorado Springs Chamber/EDC to better understand their strategy for the upcoming 2018 year. Bailey EDM stated that the business clusters the CS Chamber/EDC is focusing on are in line with some of the initiatives in Fountain. Additionally, Bailey EDM stated that the CS Chamber/EDC is focusing on aviation and CS Airport aspects.

- Peak Innovation Park Brochure – Bailey EDM provided the Board a brochure of the proposed 900 acre business park south of the CS Airport. This is the only designated and cohesive business park in the region. The proposed site plan has speculative and immediate development opportunities as well as no co-tenancy restrictions. This is a very exciting and positive proposed development for the region.
 - The Board discussed media coverage surrounding the southern portion of Colorado Springs and how the proposed Peak Innovation Park could be a positive impact in the media.

UPDATES discussed by the Commission:

2018 EDC Work Plan/Business Strategy

Bailey EDM provided the Board with an updated 2018 Work Plan/Business Strategy based off of the November meeting feedback received. The Board was supportive of moving forward into 2018 with the outlined initiatives and goals.

- Downing inquired about the Catalyst Campus Migration Path initiative; Bailey EDM explained that the SoCO RIC project is a natural path for tenants at the Catalyst Campus who outgrow the space and need expansion room. Bailey EDM stated she will reword the initiative to be more clearly identifiable.
- Bailey EDM explained the Olde Town Grocer project has been left on EDC's work plan as a precaution. There may be a need by the EDC to be an advocacy body on behalf of an urban footprint scale development, through variances/board or adjustment measures which are in a still TBD status.
- The Board discussed being active through a creative use of an "entertainment" concept going into 2018. Bailey EDM stated that the vacant Lusardi land, which is void of plans for development, might be an ideal location for a summer drive-in movie series. The "entertainment" concept could possibly be a way to fill in the development gap; as the market is forecasted to contract in 2018/2019, while dually servicing an entertainment void in the community.
 - Osinski stated this is a great way to draw people into our community and brings in more business
 - Ruffennach stated we need a more balanced approach to the city's development portfolio
 - Don't base it solely on sales tax driven; but the service a project derives to the community
 - Ruffennach discussed zoning and business development on raw land;
 - Bailey EDM alluded to the struggles of Fountain's development potential
 - expensive costs that it takes to install services and infrastructure to raw land areas
 - shallow land tracts and non-cohesiveness of former development
 - a void in larger planned unit developments by owners of several acres of site plan for development
 - the need to preserve commercial developable land tracks as the city grows to the east side (future growth areas)
 - Reeves discussed the options of concession stands and music; the potential drawbacks of noise and lights for the surrounding area.

The Board was provided a copy of the November Economic Development Activity Report and the Board had no questions.

COMMISSIONER Commentary:

Downing informed the Board there are three new members on the Chamber of Commerce Board and they are currently working towards a total refresh for the organization.

UPCOMING EVENTS/ANNOUNCEMENTS discussed by the Commission:

Bailey EDM reminded the Board that the Town Design Guidelines findings and plan will be presented by THK Associates to City Council on December 12, 2017 at 6pm. Reeves and Osinski stated they were able to attend to show a face of support on behalf of the project.

No further topics were mentioned by the board. Therefore, Welch moved to adjourn, seconded by Osinski, passed unanimously at 6:09pm.

A handwritten signature in blue ink, appearing to read "Kimberly Bailey", is positioned above a horizontal line.

Kimberly Bailey, Secretary

1-8-18

Date