

Economic Development Commission
January 9, 2023

General Meeting Minutes

(COVID Social Distancing Protocols and Unvaccinated Masks in Effect)

Chair Small called a regular monthly meeting of the Economic Development Commission to order at 5:30 pm; along with Happy New Year salutations. Commissioners present included Vice Chair (VC) Dan Osinski, Phyllis Baez, Wandaleen Thomas, and James Flowers. Staff in attendance included the Economic Development Director (EDD) Kimberly Bailey. Guest speaker in attendance included Brandon Eldridge, Underline EPC LLC., Marketing Director.

APPROVAL OF MINUTES

Chair Small presented for approval the November 14, 2022 meeting minutes. Flowers motioned for approval, seconded by Thomas, and passed unanimously by the board. The EDC December 12, 2022 general board meeting did not transpire due to a lack of a quorum to officiate business.

NEW ITEMS

Underline EPC LLC.

EDD Bailey provided an introduction and welcomed guest speaker Brandon Eldridge, Underline's El Paso County (EPC) Enterprise Sales Lead and Market Director, to provide an update on broadband fiber project deployment in the City and the business subscription enrollment timeframe.

Eldridge provided a personal introduction as an EPC resident since 1998 with a financial banking services background and his community compassion interests in volunteer roles among multiple Pikes Peak organizations. In his current role, he is responsible for business sales and business community outreach for the fiber network provider.

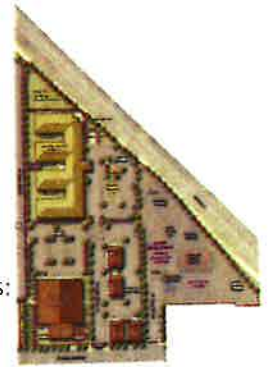
A presentation was provided by Eldridge which included a project overview, service territory map, and first deployment areas in Q1 2023. Early community engagement and marketing have resulted in an overwhelming response rate for the network (which offers a choice of 3 ISPs) from "take-rate" of subscriptions among residential households and businesses. Its first deployment area for Q1 2023 is the Olde Town district to avail affordable internet connective access for the LMI community population; as a key social impact mission of the service provider and a main priority commitment under the City's service contract. Business service is anticipated to launch around spring 2023 and will offer up to 100 gigabit broadband connections at competitive rates. In closing, Underline El Paso has been announced as the 2023 breakfast sponsor for the Fountain Valley Chamber of Commerce and will begin engaging with businesses at the cusp of 2023 new year.

To learn more, please visit online at www.underline.com/fountain and/or refer to the presentation materials on record.

UPDATES

Lorraine Center, EPA Brownfield project report

EDD Bailey provided an excerpt of the project report findings as it pertains to the Lorraine Center located at 301 E Iowa Avenue in Fountain, CO. The site is comprised of 8.67 acres and is a former public school system facility to which the city-owned property seeks to steward reuse/redevelopment of the site on behalf of district revitalization.



By participating in the EPA Brownfields program, the City received the following resources:

- * Site Development ReUse Action Plan
- * Conceptual Site Plan Design and Engineering toward procuring a private-development partner
- * Public Survey and Community Engagement Services
- * Existing and Environmental Site Assessment Reporting

A City Council presentation on project findings was shared on December 6, 2022 by the EPA Brownfield Coalition Partnership.

Economics Dashboard

EDD Bailey shared economic data reporting as a courtesy copy provided by Data-Driven Economic Strategies; a spin off affiliate under the former UCCS Forum economist, Tatiana Bailey. EDD has continued due-diligence mining with the UCCS Dean of Business College to explore future economist direction of the university and the annual forum as it compares to affiliate service providers. As of December, the Dean has resigned from the University and the Business College is still determining its next direction with data services and the Forum. At this time, the EDC has not committed any budget resources to either entity and continues its due diligence with mining data sources.

2023 Board Tenure

EDD Bailey provided a courtesy reminder of upcoming expiring board terms to consist of Davis, Baez, and Osinski; each expressed interest for a reappointment 2YR Term with City Council. In addition, there is one vacancy due to the transition of Reinhardt to serve with the Urban Renewal Authority. Bailey stated Commission recruitment will transpire via the City’s website and Fire Department message boards, in addition to service member’s recruitment aide. Per EDC bylaws, the board’s fiscal New Year begins March 1, 2023 with City Council appointments slated to transpire by February 28, 2023. Please coordinate with EDD Bailey on finalizing board applications.

COMMISSIONER COMMENTARY TIME

Olde Town

- Thomas mentioned the district is doing well with property upkeep and small businesses; while noting Ink Fountain has closed its operations in the Dale Street Shopping Center.

Small Business Advocacy

- Flowers mentioned the following activities with the FV Chamber of Commerce:
 - Open House will be held on January 10th @ 5pm @ City Hall in advance of City Council session.
 - A business breakfast vs. lunch options will alternate on a monthly basis for networking.
 - Business after Hours will reignite in 2023 and transpire 1x per month.
 - The Fall Festival and Business Seasonal Expos are on the docket in planning stages for 2023.
 - New Admin Role has been hired – Kevin will be in Chamber offices on Tues-Friday schedule.

Business Development/Policy

- N/A at this time.

Real Estate Market

- N/A at this time, however VC Osinski offered to fill-in this role with the Reinhardt transfer.

Military

- Baez mentioned I-25/ S. Academy construction will impact Fort Carson Gates 1, 3, 4, and 20 due to the CDOT project thru January 16th timeframe; the interstate/military project has a 3YR overall timeframe.

ANNOUNCEMENTS

- Fountain Valley News final publication date, December 28, 2022
- Sixty35 is a new combination media outlet for the region <https://sixty35media.org/>
- March 2-4, 2023 the annual Wine Festival will transpire at the Broadmoor, to learn more please visit <https://www.winefestivalofcoloradosprings.com> (VC Osinski)

Chair Small asked if there was further business. No further topics were brought forth by subsequent board members; therefore, James motioned to adjourn, seconded by VC Osinski, passed unanimously at 7:05pm.



Kimberly Bailey

02/09/23

Date

**Economic Development Commission
February 13, 2023**

General Meeting Minutes

(COVID Social Distancing Protocols and Unvaccinated Masks in Effect)

Chair Small called a regular monthly meeting of the Economic Development Commission to order at 5:31 pm. Commissioners present included Vice Chair (VC) Dan Osinski, Wandaleen Thomas, Mercedes Davis, and James Flowers. Staff in attendance included the Economic Development Director (EDD) Kimberly Bailey. Public in attendance included Andrew VanDerWege.

APPROVAL OF MINUTES

Chair Small presented for approval the January 9, 2023 meeting minutes. Flowers motioned for approval, seconded by VC Osinski, and passed unanimously by the board.

NEW ITEMS

Comprehensive Economic Development Strategy (CEDS)

EDD Bailey informed the board of a regional initiative being spearheaded by the Pikes Peak Area Council of Governments (PPACG); the initiative is the Comprehensive Economic Development Strategy (CEDS). On February 22nd, the PPACG will host its kick off session among the three-County region to include El Paso, Teller, and Park; in collaboration with the State of CO and EDA representatives. This multi region effort has an aggressive deliverable timeline of < 8MTHS to drive results and deliver a final report to the State and EDA.

The CEDS scope will include a Strategic Direction and Action Plan for guidance and identification of alternative funding sources for regional communities' stakeholders. It will include a Strengths, Weaknesses, Opportunities Threats (SWOT) Analysis, Future Goals and Objectives, and Action Plan steps as to succession planning. It's important to note that the CEDS is intended as a tool as an overall guidance resource while also preserving a city/county/regional unique economic vitality characteristics for its planning efforts of future goal attainment. The CEDS does fall with the CoF Economic Development Strategic Objective (D13) as tasked by City Council.

UPDATES

South Powers Boulevard Extension

EDD Bailey provided a reminder of the ongoing Transportation Improvement Study being led by CDOT, El Paso County, and the City of Fountain; known as the South Powers Boulevard Extension. Bailey referenced the January 2023 Project Status PPT as shared with City Council session and provided by Wilson and Co. Consultant. The Study is in the last quarter of due diligence with final reporting anticipated around summer 2023 for public disclosure. At this time, public input is still being gathered by the Consultant; please visit online at <https://www.southpowersstudy.com/>

2023 CoF Publication Editions

EDD Bailey shared online links to the following City publication materials as updated community resources:

- [About Us](#)
- [Housing Development Map](#)
- [Military Snapshot](#)

COMMISSIONER COMMENTARY TIME

Olde Town

- Thomas mentioned MC Motorcycles will be closing its storefront at the Dale Street Shopping Center and moving its business to an online platform
- Thomas mentioned the Fountain Creek Winery is open and is planning to transform the rear property as an Event Patio outdoor space for rental and host venue
- Thomas mentioned the Winery is also planning to open a Farmers Market at a separate building/parcel in the district

Small Business Advocacy

- Flowers mentioned the following activities with the FV Chamber of Commerce:
 - A business breakfast vs. lunch options will alternate on a monthly basis for networking
 - Business after Hours and ribbon cutting is being planned for the Fountain Creek Winery
 - March 1st is renewal membership enrollment period for the FV Chamber of Commerce
 - A warning about online trolls and spam bots has been encountered by the online platform of the FV Chamber of Commerce; businesses should be on alert with their online presence

Business Development/Policy

- N/A at this time.

Real Estate Market

- N/A at this time

Military

- Chair Small, on Baez behalf, mentioned the Fort Carson Gate 19 Press Release as previously emailed and the new traffic pattern shift as expected within the City Olde Town District and the Military Installation.

ANNOUNCEMENTS

- CoF Officer Becerra donations <https://csppa.org/fallen-officer-relief-fund/>
- **OPEN POSITION: Economic Development Specialist**
- **Army Community Partnerships Award**, City of Fountain/Fort Carson 2022
- **ARTICLE: Industrial Rail Park, Fort Carson Resiliency (CoF Strategic Objective D14)**
- Southern Colorado Business Partnership, President appointment
- February 28, 2023 EDC Board Member reappointments
- March 3-4, 2023 Food and Wine Festival by: VC Osinski
 - i. <https://www.winefestivalofcoloradosprings.com/>
- March 4, 2023 Africa American Youth Leadership Conference (AAYLC) by: J. Flowers
 - i. <https://www.aaylc-co.org/2023-conference>

Chair Small asked if there was further business. No further topics were brought forth by subsequent board members; therefore, VC Osinski motioned to adjourn, seconded by Davis, passed unanimously at 6:14pm.



Kimberly Bailey

03/13/23

Date

**Economic Development Commission
March 13, 2023**

General Meeting Minutes
(COVID Social Distancing Protocols and Unvaccinated Masks in Effect)

Chair Small called a regular monthly meeting of the Economic Development Commission to order at 5:29 pm. Commissioners present included Vice Chair (VC) Dan Osinski, Mercedes Davis, Phyllis Baez, Wandaleen Thomas, and James Flowers. Staff in attendance included, Economic Development Director (EDD) Kimberly Bailey; Public Guest in attendance included Andrew VanDerWege.

APPROVAL OF MINUTES

Chair Small presented for approval the February 13, 2023 meeting minutes. VC Osinski motioned for approval, seconded by Baez, and passed unanimously by the board.

NEW ITEMS

2023 Chair and Vice Chair Appointments

ED Bailey acknowledged the by-laws and the fiscal new year of March. She thanked the Chair Harville Small and Vice Chair Dan Osinski in their service role with the Commission and to cast an open call for 2023 appointments. Bailey recognized no further members of expressed interests for the 2023 fiscal year roles. Flowers motions for re-appointment approval of the Chair Small and Vice Chair Osinski, seconded by Thomas, and passed unanimously by the board.

The Blast Site and Passive Recreational Corridor Feasibility Study

EDD Bailey provided a base map poster and a master plan/land contribution matrix to introduce The Blast Site and Passive Recreational Corridor Feasibility Study. As the board has been informed during the course of the 3YR EPA Brownfields Coalition Partners grant program, The Blast Study and a Public Survey are next steps the City's participation in the program. During the two-weeks of April 10-April 21st the base map poster will launch as an online Public Survey to steward community engagement on behalf of gaining a Conceptual Site Land Use Design and minor engineering scope from the grant funded consultant services. The board discussed general concepts, economic business vitality for the district, and a 50YR legacy on behalf of the historic Blast pedestrian corridor as a reuse public open place under the District's master plans. The Partners will collect data from the Survey for a findings report, as well as, add to additional feedback thru upcoming meetings with the City's Parks n Rec Board and the Working Committee of the project and grant consultant.

UPDATES

Economic Development Specialist

EDD Bailey shared an update on the recruitment efforts for the vacant Economic Development Specialist (EDS) position. There were seven applicants with two demonstrating some potential, with a further review process and writing sample steps toward a final determination for the department.

Economic Development Commissioner

EDD Bailey presented two candidates for the single vacancy seat of the Commission. One of the candidates, applied unsuccessfully to the EDS staff position too, in the end he was no longer interested in the volunteer Commissioner role to serve the community. Therefore, the board discussed the single applicant Mr. Diaz. Flowers knows of the individual as an engaged neighborhood citizens in the community. Thomas is a co-industry reference in the community. EDD Bailey reminded of the by-laws to serve a 1YR inaugural term as a review and knowledge period with succession terms-of-service available with the EDC. Chair Small motioned for guest attendance at April's board meeting, and if seeking to serve, support for an appointment by City Council; second by Flowers, and passed unanimously by the board.

COMMISSIONER COMMENTARY TIME

Olde Town

- Thomas mentioned a Pet Store is coming in at the former Ink Fountain space.
- Thomas mentioned that a RETRO Video Gaming business is coming in at the former Corner Pocket space.
 - Due to the move out and rehab of the spaces within the Dale Street Center, there is excess trash and furniture stacked next to the southside dumpster station.

Small Business Advocacy

- Flowers mentioned the Chambers upcoming events, to include: Membership Breakfast or Luncheon segments, inaugural Spring Expo, and the Fall Festival's theme "Blues-n-BBQ". He referenced Facebook/Website to learn more of the details and the Fall Festival's registration is now open.
- Flowers has noted uptick in citizen-troll.bots online and preventive measures for business.

Business Development/Policy

- VC Osinski briefly mentioned to keep an eye of the COS Mayoral Race as the potential outcome could have effects within the region and City of Fountain.

Real Estate Market

- VC Osinski mentioned inventory of homes available are significantly low supply with examples of power pricing within the housing market, and the recent change of ownership with Keller Williams homebuilder.

Military

- Flowers mentioned a possible need of Fountain CO awareness materials during the bi-annual PCS installation command process for new enlisted service men and families; a community stigma concern.

ANNOUNCEMENTS

- **Press Release:** CoF New Retail 21-AC Development to feature King Soopers Anchor
- **Gazette Article:** King-Sized King Soopers Store Planned in Fountain
 - https://gazette.com/premium/king-sized-king-soopers-store-planned-in-fountain/article_af1c5308-bd13-11ed-bc12-3334195c7a31.html
- Guest Andrew VanDerWege shared commentary as to the need of better equality in A to Z types of business when it comes to planning review scope and transportation improvement requirements.
- Flowers shared commentary about better price control options for consumers and new job creation.
- EDD Bailey shared commentary on a 2 for 1 package of development, the Anchor also avails entry of an UHealth Medical Facility; whereas shared-cost approach with offsite improvements.
- Chair Small reminded of a Woodman Hall Site Visit Tour is available to EDC Board of Commissioners following the close of the meeting; interested participants to gather in the 1st FL lobby of City Hall with a restroom break.

Chair Small asked if there was further business. No further topics were brought forth by subsequent board members; therefore, Baez motioned to adjourn, seconded by Flowers, passed unanimously at 6:19pm.



Kimberly Bailey

04/10/23

Date

Economic Development Commission
April 10, 2023

General Meeting Minutes

(COVID Social Distancing Protocols and Unvaccinated Masks in Effect)

Chair Small called a regular monthly meeting of the Economic Development Commission to order at 5:34 pm. Commissioners present included Vice Chair (VC) Dan Osinski, Mercedes Davis, Phyllis Baez, Wandaleen Thomas, and James Flowers. Guest in attendance included Mr. Terrance Diaz. Staff in attendance included, Economic Development Director (EDD) Kimberly Bailey.

WELCOME/INTRODUCTIONS

EDD Bailey provided a welcome to Mr. Terrance Diaz, an interested applicant as to the vacancy EDC board member position. Diaz owns a small business and is a four-year resident in the city; per the bylaws requirements. Mr. Diaz expressed his interest in building community relations with local businesses and to gain greater awareness of the City of Fountain's growth. His wife is already serving with the city's Parks-n-REC board commission. Chair Small welcomed Diaz and a general round of introductions where shared among the board.

APPROVAL OF MINUTES

Chair Small presented for approval the April 10, 2023 meeting minutes. Baez requested a name change to Flowers within the March minutes under line item Military updates. EDD Bailey noted the minor change for staff correction and introduced a subsequent request of approve to the minutes as noted for change. Flowers motioned for approval, seconded by Thomas, and passed unanimously by the board.

NEW ITEMS

Olde Town District Updates

EDD Bailey referenced the hyperlink source documents as listed in the Agenda, as to recently published materials on the Olde Town District (2022) reporting. Bailey noted the Olde Town Streeting Committee met less frequently in 2022, due to small business COVID recovery focus and/or individuals volunteered via specific project initiatives underway within the District (ie: EPA Brownfields - Lorraine Center, The Blast PED Corridor). In addition, EDD Bailey referenced the 2023 Olde Town Ambassadors. A co-role shared among Teresa Vieira of Peaks N Pines Brewing Co. and Jenifer Zenner of ZENner Yoga on behalf of district economic vitality measures.

Dual Service Rail Park

EDD Bailey provided the Q1 2023 Project Status report for the proposed Dual Service Industrial Rail Park; a public-private development on behalf of resiliency BRAC measures in relation to Fort Carson Army Installation and quality job creation for the region. The regional partnership is focusing project efforts towards prepping and finalizing a Federal Rail Administration: CRISTI Grant application for hard-construction funding of the 2025 primary rail spur implementation; the CRISTI application is due by December 2023.

UPDATES

Monthly Economic Dashboard Reports

EDD Bailey shared two versions of a monthly Economic Dashboard for February 2023; by the data providers UCCS College of Business and Data Driven Economic Strategies (DDES). Bailey noted each report is 90% identical from a perspective of data metrics of the region but each does have its unique economist perspectives and focus niches of

interest. She noted it's not incumbent upon the EcoDev department to further analysis, filter the data for the EDC; so, it was asked how the board wishes to receive the insightful complementary metrics data? The board chose to continue to receive both UCCS and DDES monthly Dashboards but under a separate email delivery; EDD Bailey agreed to proceed as recommended.

COMMISSIONER COMMENTARY TIME

Olde Town

- Thomas mentioned a Pet Store is to receive its COO this week to open in the former Ink Fountain space.
- Thomas mentioned there is excess trash and furniture stacked next to the southside dumpster station.

Small Business Advocacy

- Flowers mentioned the Chamber's upcoming events and the Chamber's EOM (March) membership renewal period for business.
- Flowers shared a comment that any vacancy space in the Fountain Valley doesn't remain idle and backfills quickly. In addition, he mentioned some recent business interests as to food/beverage and quasi entertainment sectors in Fountain.

Business Development/Policy

- VC Osinski shared Fountain developer interests out of Trinidad and a former Venetucci Farm associate seeking commercial and/or the city-owned Lorraine Center sites.

Real Estate Market

- VC Osinski mentioned inventory of homes are low with a moderate scaling seen in the residential market list pricing. He also stated "spring" is peak season for families and the military PCS assignment rotation.

Military

- Baez mentioned her research on a social media "The Guardian" post as to City of Fountain vs. Other Cities to live for enlisted service members. As previously shared, a SM post featured commentary as to a Fountain sigma of lifestyle; research has determined this post derived from a D.C. resident and not a local resident.

In closing, Chair Small noted with a new fiscal year and timing of an interested EDC applicant, that he wished the board to review the commentary categories and relevancy for this current board; and to give more thought possibly for our May meeting discussion. EDD Bailey echoed those same sentiments with the board.

ANNOUNCEMENTS

- Nominations Open: 2023 Small Business Week (June 2023)
<https://pikespeaksbdc.org/what-we-do/events/2023-small-business-week-in-the-pikes-peak-region/>
- The Blast Passive PED Urban Recreation Corridor – Public Survey
<https://www.fountaincolorado.org/cms/One.aspx?portalId=6004447&pageId=8300317>
- Community Autism Night Out – Metcalfe Park (April 18th @ 6pm)

Chair Small asked if there was further business. No further topics were brought forth by subsequent board members; therefore, VC Osinski motioned to adjourn, seconded by Thomas, passed unanimously at 6:31pm.



Kimberly Bailey

05/08/23

Date

**Economic Development Commission
May 8, 2023**

General Meeting Minutes

(COVID Social Distancing Protocols and Unvaccinated Masks in Effect)

Chair Small called a regular monthly meeting of the Economic Development Commission to order at 6:02 pm. Commissioners present included Vice Chair (VC) Dan Osinski, Phyllis Baez, and Terrence Diaz. Staff in attendance included Economic Development Specialist (EDS) Nate Shull and Economic Development Director (EDD) Kimberly Bailey. Guest speaker included Kristy Martinez, CoF Planning Manager. Public citizen guest in attendance included Cynthia Brisby.

INTRODUCTIONS

Nathaniel "Nate" Shull provided a brief introduction among the board members, as the newly onboarded Economic Development Specialist (EDS) position with the city. Shull will be focused on Business Retention Expansion, District Placemaking/ Economic Vitality, Urban Renewal, and Business Incentives/Support. The board expressed a warm welcome to the city and look forward to working alongside the EDC.

APPROVAL OF MINUTES

Chair Small presented for approval the April 10, 2023 meeting minutes. Commissioner Baez motioned for approval, seconded by Commissioner Osinski, and passed unanimously by the board.

NEW ITEMS

Development Overview

ED Bailey provided an introduction and welcomed guest speaker Kristy Martinez, Planning Manager for the City of Fountain (CoF), to provide a high-level overview of the Planning Department (Planning) and its procedural functions as it relates to the city's development activities.

Ms. Martinez provided a brief presentation (see supplemental materials). She explained all applicants follow a general process for development review which starts with annexation, plating, and site-specific land use development review. All application requests, no matter their scope or size, are required to comply with the same planning process administered by the City. Planning's purview includes review of the external (vertical and horizontal) components of the proposed development; while it does not include interior of buildings which is under the purview of the Pikes Peak Regional Building Department (PPRBD). Specific presentation examples of city projects included the Fountain Creek Winery in the Gateway district and the Maverik in the Mesa Ridge Pkwy district to demonstrate a variety of small and large scale businesses. The case examples provided an explanation of the factors that Planning will look at in their standard review protocols; to determine compliance with code requirements such as contextual and architectural compatibility, use allowance, and traffic/parking.

Martinez additionally quoted there are 50 active applications currently under review in the department, as well as, responded to Commissioner and staff questions pertaining to business entry, landscaping escrow, architectural design guideline incentives, and traffic impact fees and applicability.

UPDATES

Monthly Economic Dashboard Report (April)

ED Bailey referenced two Economic Dashboard reports for April, as furnished by the data providers UCCS College of Business and Data Driven Economic Strategies (DDES). During last month's board meeting, the board expressed interest in receiving

both of these data metrics of the region under a separate email delivery. There were no requests by the board to further discuss a specific metric variable. Bailey emphasized each report as having its unique economist perspectives and focus niches of interest; in particular she alluded to concerns around the impacts of the federal debt ceiling on interest rates and a potential economic recession for Colorado.

COMMISSIONER COMMENTARY TIME

Olde Town

- N/A at this time.

Small Business Advocacy

- N/A at this time.

Business Development/Policy

- N/A at this time.

Real Estate Market

- Osinski mentioned that the residential inventory continues to remain extremely low on the national level, but locally there are continued bidding wars for residential property. Inflation pressures and impacts are still ongoing. Property Assessor billings are forth coming with a significant spike anticipated for homeowners. Further, the number of real estate agents has decreased significantly from roughly 6,000 to 4,200 registered agents in the region.

Military

- N/A at this time.

ANNOUNCEMENTS

- Fountain Summer Market (Memorial Day – Labor Day, Saturdays @ Metcalfe Park)
- Bark in the Park, June 3rd @ Metcalfe Park <https://www.eventbrite.com/e/bark-in-the-park-lollygap-loop-tickets-619208909517>
- Board Summer Planning and Quorum Availabilities – June is valid, July TDB
- EDS Shull to attend Pikes Peak Small Business Development Center networking event on Tues, May 9.
- VC Osinski mentioned recruitment for DJ Talent, at least 25 years old and good people skills needed

Chair Small asked if there was further business.

- Public guest Brisby shared she has been a resident of Fountain since 1987 and currently an Ambassador for the Evans Community Center. She expressed concern for traffic congestion along Mesa Ridge Pkwy resulting from the announcement of the King Soopers development by 2025. EDD Bailey cross-referenced multiple transportation improvements within the vicinity that will aid to disburse traffic cogs on Mesa Ridge Parkway with regards to this new entry business development.

No further topics were brought forth by subsequent board members; therefore, Baez motioned to adjourn, seconded by Diaz, passed unanimously at 6:32pm.



Kimberly Bailey

06/12/23

Date

Economic Development Commission
June 12, 2023

General Meeting Minutes

(COVID Social Distancing Protocols and Unvaccinated Masks in Effect)

Chair Small called a regular monthly meeting of the Economic Development Commission to order at 5:32pm. Commissioners present included Vice Chair (VC) Dan Osinski, Phyllis Baez, James Flowers, Wandaleen Thomas, and Terrence Diaz. Staff in attendance included Economic Development Director (EDD) Kimberly Bailey.

APPROVAL OF MINUTES

Chair Small presented for approval the May 8, 2023, meeting minutes. Commissioner Baez motioned for approval, seconded by Commissioner Chair Small, and passed unanimously by the board.

NEW ITEMS

The Trails at Aspen Ridge

ED Bailey referenced a subdivision site plan for The Trails at Aspen Ridge residential development. The large, dense development references six phases of residential development which resides in El Paso County (EPC) jurisdiction. Currently, PH I and PH II are under construction in the vicinity of (north) Bandley Road, (west) Powers Blvd, and (east) Markshuffle Road, located at the northeastern edge of the Fountain Valley. The development will remain in EPC but the traffic impacts and quality of life services of demand will impact the City of Fountain and its business community. In fact, the recent Markshuffle Road one-month road closure was due to this development impacts on transportation access via Markshuffle Road.

Colorado Power Pathway Project

EDD Bailey provided a graphic of the eastern plains electric transmission expansion project, known as the Colorado Power Pathway Project. The northern Colorado connection point has commenced construction as of spring 2023 with ongoing land use permit approvals and subsequent construction zones transpiring thru 2025. As recent as last month, the EPC Board of County Commissioners were presented to by Xcel Energy on the Segment 5: Tundra Harvest Mile extension which may bolster EPC electric transmission capacities. In fact, the regional utility providers are in the process of joining a Regional Transmission Organization (RTO) in which all transmission resources will be dispatched by the RTO. The RTO will control the flow of high voltage electricity in our region to ensure the most cost effective and efficient routing of electricity to the end users (businesses or residential). The RTO does not and will not own any of the transmission systems. All transmission systems are owned per the utility provider, such as the transmission systems being proposed by Xcel Energy

Fountain Creek Watershed District

EDD Bailey referred to a link online for individuals to complete a public survey hosted by the Fountain Creek Watershed District (FCWD). The District has appointed a new Executive Director and is seeking community engagement via the Public Survey on conceptual alternative program ideas the district may consider as it looks to revise its Strategic Master Plan. These programs could add value to residents and businesses which reside within the N. US85 and Olde Town business corridors of the city. Bailey mentioned it's been a couple of years since FCWD has presented to the EDC and staff would like to reengage and request FCWD present the Survey and District findings with EDC support; the board unanimously expressed interests to learn more from the FCWD Executive Director and a presentation.

Olde Town Business Awareness

EDD Bailey announced the Olde Town Steering Committee will host an inaugural Business Awareness Celebration Event on August 4th from 8-9am at The Lawn, City Hall; co-hosted with Mayor Thompson. Save the Date with more information to be shared as the date draws closer.

FVCC Business-After-Hours

EDD Bailey shared an invite in coordination with the Fountain Valley Chamber of Commerce (FVCC), whereby the July 13th FVCC Business After Hours event will be held at the 1905 Woodman Hall property owned and operated by the Fountain Urban Renewal Authority (FURA). The property located at 102 N. Main Street will consist of a commercial property tour, provide a preview of the recently completed 2nd FL renovations, and a look to the future PH III Ground FL renovations anticipated to being in early September 2023. FURA will address questions about the property and encourage small business recruitment for tenant unit fulfillment mission to serve the community.

UPDATES

State of the Economy

EDD Bailey relayed highlights of the State of the Economy event which transpired on May 17th, as hosted by DDES. VC Dan Osinski and EDS Nate Shull attended the event on behalf of EDC representation. Highlight topics from the event, included: Workforce Development, National Economy Growth Models, Infrastructure Investment Opportunities, Limited Child Care Facilitates, and Housing Projections.

Monthly Economic Dashboard Report (May)

ED Bailey referenced two Economic Dashboard reports for May, as furnished by the data providers UCCS College of Business and Data Driven Economic Strategies (DDES). Bailey emphasized each report as having its unique economist perspectives and focus niches of interest with no requests by the board to further discuss a specific metric variable.

COMMISSIONER COMMENTARY TIME

Olde Town

- Thomas mentioned an uptick in street/yard debris occurring at the apartments located at Wellington/ El Paso Street.
- Thomas mentioned the out of state ownership of the Dale Streets Shopping Center was in town recently to connect with business tenants and discuss the blight display of open dumpster containers located at the front of the property.

Small Business Advocacy

- Flowers mentioned currently plans underway for the annual Fountain Fall Festival and Parade (Labor Day weekend) and three bands to perform in Metcalfe Park.
- Flowers mentioned Police Chief Heberer Retirement BBQ on June 29th from 11-2pm at Metcalfe Park.

Business Development/Policy

- N/A at this time.

Real Estate Market

- VC Osinski mentioned that commercial development transactions have hit a hard stop in the industry due to contractions in the banking/lending industry, stubbornly high inflation, and difficult supply chains due to the ongoing Russia/Ukraine war abroad.
- VC Osinski mentioned residential inventory supply is down 15% on the market, yest strong buyer demand remains resilient even with escalating interest rates and inflation.
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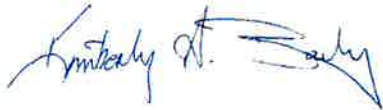
Military

- Baez mentioned a change of command for the 4th Infantry Division at the Fort Carson Mountain Post; a press release was circulated post the EDC meeting via email with the Commissioners.
- Baez mentioned the PPIR ASCEND 4th of July inaugural celebration with fireworks is offering free admission to Fountain residents; an event link and promo code was circulated post the EDC meeting via email with the Commissioners.

ANNOUNCEMENTS

- Pikes Peak Small Business Week, hosted by [SBDC](#)
- Fountain Summer Market (*Memorial Day – Labor Day, Saturdays @ Metcalfe Park*)
- July 1st events: Beerfest @ Metcalfe Park; Fireworks @ PPIR
- Thunder in the Valley Car Cruise and Car Show (*July 7+8 at Metcalfe Park*)
- Board Summer Planning and Quorum Availabilities (July/August)
 - i. Chair Small polled the board as to availability of a quorum for upcoming July/August meetings. The board concluded a lack of quorum availability for July. The next EDC meeting will transpire on August 14th as scheduled. Staff will coordinate public notices and wished all a seasonal summer of enjoyment with family and friends.

Chair Small asked if there were any further topics for EDC discussion. There were no topics brought forth by subsequent board members; therefore, Flowers motioned to adjourn, seconded by Thomas, passed unanimously at 6:22pm.



Kimberly Bailey

08/14/22

Date

Economic Development Commission
August 14, 2023

General Meeting Minutes
(COVID Social Distancing Protocols and Unvaccinated Masks in Effect)

Commissioner Flowers called a regular monthly meeting of the Economic Development Commission to order at 5:33 pm. Commissioners present included Vice Chair (VC) Dan Osinski, Mercedes Davis, and Terrence Diaz. Staff in attendance included, Economic Development Director (EDD) Kimberly Bailey and Economic Development Specialist (EDS) Nate Shull.

APPROVAL OF MINUTES

Commissioner Flowers presented for approval the June 12, 2023 meeting minutes. Commissioner Davis motioned for approval, seconded by Diaz, and passed unanimously by the board.

NEW ITEMS

Renew EDC Welcome Letter per Business District

EDD Bailey explained the purpose and intent of the department's welcome letter relative to prospective commercial development within the city's five business district corridors. The education welcome letter, per business district, is an item that needs to be reviewed for current standards of development intent with a rebound in commercial development activity in light of a transitioning COVID economic recovery; as the letters are disseminated via the City Planning department. She referenced tonight's sample is specific to the Olde Town district. Commissioner Flowers tabled the matter for further review and discussion at the September EDC meeting, due to no follow up questions of engagement and/or a lack of full attendance during the August EDC.

UPDATES

Development Updates

EDD Bailey shared an update on the traffic signal under construction at the intersection of Marksheffel Rd and Mesa Ridge Parkway, clarifying that the project is under El Paso County jurisdiction and currently no activation date has been announced. Per City Streets department, El Paso County is expected to issue a courtesy notice or press release regarding the signalization date.

EDD Bailey then introduced a site schematic of the upcoming roadwork to commence at the Indiana Ave/ Illinois Ave/ HWY US85/ and BNSF railroad crossing zone, located in the Olde Town district. A City Public Works presentation packet was shared which emphasized the complexity of the project and its numerous stakeholders/partners under the Moving Fountain Forward, Quiet Zone initiative. She noted the significance of this project per the Olde Town Revitalization Plan as a critical piece for continuity with future economic development and Olde Town District efforts. EDS Shull mentioned that a neighborhood informational meeting will be held on Thursday, August 17 to provide further details on the project and to answer any questions from the public.

EDD Bailey provided a brief overview of commercial business development transpiring within the City. The Watermark Apartments at Mesa Ridge has begun grading and roadwork with an aerial view photo shared, noting specific road closures around the area. Tropical Smoothie Café is completing interior tenant finishes and PPRBD permitting within the former liquor store footprint in the Mesa Ridge Shopping Center, while Luchals Restaurant is backfilling the former Sarge's Grill within the N. HWY 85/87 and Fontaine Blvd location.

EPA Brownfield Coalition Partners Grant

EDD Bailey provided a recap of the due-diligence site assessments achieved through the 3YR EPA Brownfield Coalition Assessment Grant; whereby noting the various public and private site participants which received either technical assistance, environmental testing, and/or clean up reporting. She referenced a geographic location map of all sites, stating all funds have been appropriated with final reporting being coordinated with the Stantec Consultant and Colorado Springs Administration teams to close out the 3YR grant program by the end of September 2023.

COMMISSIONER COMMENTARY TIME

Olde Town

- Davis noted her positive takeaways from the August 4th Small Business Recognition and Celebration event, including the presence of multiple business representatives (particularly women/minority owned), strong communication material graphics, and an insightful recap of ongoing projects within the Olde Town district
- Flowers piggybacked on the event's success and supported future networking events within the district.

Small Business Advocacy

- Flowers mentioned the upcoming Chamber-run Fall Festival themed "Blues-n-BBQ" event. He noted that the Chamber is putting together a panel of politicians to come speak to its membership as part of a lunch-and-learn at the Fall Festival.

Business Development/Policy

- VC Osinski explained he is working to get a meeting scheduled with new Colorado Springs Mayor Yemi Mobalade to talk business development and policy at the regional perspective.

Real Estate Market

- VC Osinski mentioned interest rates are still rather high and thus home inventory saw a slight uptick (as people aren't buying as many homes). Overall, there is more optimism within the real estate field going into the final quarter of this year with a large influx of new rental units coming online which may soften demand.

Military

- James mentioned the Air Force Academy's welcome back ceremony for its cadets hosted by the Chaplin Corps. He also noted the Air Force's recent budget cuts which have negatively impacted its staff capacities and have resulted in paycheck delays.
- EDS Shull noted his takeaways from the recent CSCEDC event gathering to celebrate the announcement of Space Command in the region, including the positive economic impact that it will have on both primary and secondary employment within the region.

ANNOUNCEMENTS

- PPACG 2050 Long Range TMP– [Public Survey](#)
- Neighborhood informational meeting - Indiana Avenue & BNSF Crossing Improvements
 - Thu, Aug 17, 6:00 PM – 7:30 PM Fountain City Hall Council Chambers
- Upcoming Community Events
 - Sept 4 – Labor Day Festival "Blues and BBQ"
 - Sept 19 – Community Night in the Park, Metcalfe Park 4-7pm
 - Sept 30 – Sun, Oct 8 – Creek Week CleanUp
- Future Guest Speakers
 - September 11th: Phil Martinez, Executive Director, American Red Cross Colorado Springs/Southeastern Colorado - Ready Rating Business Continuity Program
 - November 13th: Brandon Eldridge, Executive Director, Pikes Peak Small Business Development Center
 - February 12th: Alli Schuch, Executive Director, Fountain Creek Watershed District
- S. Powers Blvd Extension Project, final disclosure reporting (*FALL 2023*)

VC Chair Osinski asked if there was further business. No further topics were brought forth by subsequent board members; therefore, Flowers motioned to adjourn, seconded by Davis, passed unanimously at 6:18pm.



Kimberly Bailey

09/11/23

Date

Economic Development Commission
September 11, 2023

General Meeting Minutes

(COVID Social Distancing Protocols and Unvaccinated Masks in Effect)

Chair Small called a regular monthly meeting of the Economic Development Commission to order at 5:31 pm. Commissioners present included Vice Chair (VC) Dan Osinski, James Flowers, Wandaleen Thomas, and Phyllis Baez. Staff in attendance included, Economic Development Director (EDD) Kimberly Bailey and Economic Development Specialist (EDS) Nate Shull.

APPROVAL OF MINUTES

Chair Small presented for approval the August 14, 2023 meeting minutes. Commissioner Thomas motioned for approval, seconded by Commissioner Flowers, and passed unanimously by the board.

INTRODUCTIONS

Phil Martinez, Executive Director, American Red Cross Colorado Springs/Southeastern Colorado - Ready Rating Business Continuity Program

EDS Shull stated that Mr. Martinez would not be giving a presentation as planned due to his deployment to Florida to assist in field recovery efforts in the aftermath of hurricane Idalia. The presentation will be rescheduled for a future EDC meeting date with more details to follow.

OLD ITEMS

Renew EDC Welcome Letter per Business District

EDS Shull explained the purpose and intent of the department's welcome letter relative to prospective commercial development within the city's various business district corridors, citing Old Town District as the letter of example being presented. EDD Bailey clarified the measure was implemented pre-COVID, during the Welch and Downing chairmanship as an educational tool and messaging to developer interest in the City. Staff asked the board to provide feedback.

- VC Osinski noted that while informative the letter is too text heavy and lacks visuals. He recommended simplifying the content and adding some images. Chair Small concurred with VC Osinski's perspective.
- Flowers suggested incorporating language around outside organizational support for business corridor revitalization (e.g. Chamber of Commerce).

EDS Shull offered to revise the letter per the feedback received and present at a subsequent EDC meeting.

NEW ITEMS

Arts Month 2023

EDS Shull provided a background on the 3-year history of the Arts Month program in the City. ArtsMonth is a legacy program hosted by the Cultural Office of the Pikes Peak Region (COPPER) and under the guidance of its new Executive Director Angela Seals, the program's offering of direct funding has been discontinued as of 2023 program; whereby the EDC would provide a match of funding for the City of Fountain. EDD Bailey elaborated the program is now being chaired by the Fountain Up's non-profit association and requested if the EDC board may match up to \$500 as originally planned and budgeted towards the community's arts enrichment for the Olde Town business corridor.

Chair Small noted that as long as these funds were already budgeted for 2023 and a need is still demonstrated, he echoed continued support by the EDC; all other Commissioners present expressed a shared consensus.

EDD Bailey noted that staff will proceed accordingly and report back as needed with the EDC on this October host month program.

Proposition 123 – Affordable Housing Financing Program

EDS Shull introduced Proposition 123, the state's most recent adopted legislative program. As noted the language of the Proposition, the program allocates 0.1% of state income tax revenue to affordable housing programs that may be offered to eligible entities throughout Colorado. 40% of funds go to Department of Local Affairs (DOLA)/Department of Housing (DOH) and 60% go to Office of Economic Development and International Trade (OEDIT)/Colorado Housing and Finance Authority (CHFA). DOLA administers the affordable housing support fund, which includes funding for home ownership, homelessness, and local government planning grants, while OEDIT administers the affordable housing financing fund, which includes funding for land banking, equity, and concessionary debt.

EDS Shull clarified that the funding for this program is apportioned in 3-year cycles, the first tranche being between 2024 and 2026. In order for eligible entities to receive funding, a local government must first "opt in" (a.k.a file for commitment) with DOLA which includes establishing a baseline number of affordable housing units for the specific jurisdiction from which 9% (of those units) must be achieved within 3 years. EDD Bailey explained that the EcoDev department is not traditionally tasked with housing measures, but has been requested to chair this assignment to evaluate the program at the City level and to work with City Planning and the Fountain Housing Authority; whereby to present an opt-in conditions of recommendation as to the program's six tiers of funding which may aid future affordable residential development potential and the direct correlation between household rooftops and business development attraction.

Chair Small inquired as to the EDC's role moving forward, to request further explanation. ED Bailey noted that based on further staff due diligence assessment of the Prop 123 program, there would be further in-house discussion with City Planning Department and the City Manager as to a final baseline estimate and a recommendation of findings. ED may present to City Council the opt-in determination of the program; and if a favorable recommendation is given, an EDC Letter of Support may accompany a formal resolution with the City. She prefaced that staff will come back in the October meeting to present the baseline findings and recommendation for final review with the EDC on this matter.

Update to D13 Strategic Objective

EDD Bailey presented the department's request to reallocate funding dedicated under Strategic Objective D13 to a new recommended Strategic Objective, D15. Strategic Objective D13 tasked the department to complete an update to the City Economic Development Strategic Plan. While the objective is still in high regard to complete, it is unable to be accomplished based on the lack of completion of precursor actions that must first transpire, among which include: lack of an updated Comprehensive Land Use Development Plan, lack of a completed regional Comprehensive Economic Development Strategy (CEDS), and a lack of additional funding allocation by City Council to cover the full cost of a Plan revision. As such, EDD Bailey will be presenting an opportunity to City Council whereby requesting a substitution to implement Strategic Objective D15 which would apportion those funds to the development of a Wayfinding, Signage, and Branding Campaign to support the business community corridors of the City. She provided further detail of the goals and objectives of D15 recommendation and asked the EDC to share their voice of support (or opposition) and to present any questions or concerns.

The Commissioners expressed a unanimous voice of support and overall beneficial value that the Campaign will bear forth on behalf of the business community corridors with regards to the recommendation of action in 2024. ED Bailey thanked the Commissioners and will report back on the City Council determination of the request D15 Strategic Objective.

UPDATES

UCCS Economic Forum Recap

EDS Shull relayed highlights from the UCCS Economic Forum event which transpired on September 7, to which he and VC Osinski attended. Highlight topics from the event included: Global and national economic outlook, southeastern

Colorado economic outlook, regional partnership economic programming, and affordable housing. Key speakers included: Eve Lieberman, Executive Director of OEDIT, and Bill Craighead, Ph.D, Director for UCCS College of Business.

Monthly Economic Dashboard Report (August)

EDS Shull referenced two Economic Dashboard reports for August, as furnished by the data providers UCCS College of Business and Data Driven Economic Strategies (DDES). He noted that much of the content in the former report was abridged and had been provided in greater detail by Dr. Craighead at the UCCS Economic Forum. Chair Harville mentioned the need to pay attention to the Federal Government's adjustment to interest rates in the coming months.

Woodman Hall Phase III construction

EDD Bailey shared a presentation on the status of the historic 1905 Woodman Hall renovation activities to be provided by FURA during the September 12 City Council public meeting. Content highlights included: the timeline of the building's historic and adaptive reuse, the site and building improvements conducted since purchase by the Fountain Urban Renewal Authority in 2018, the multiple community engagement efforts with various city and partner stakeholders, and the future objectives/next steps towards tenant fulfillment of the first and second floors. She concluded by detailing the third phase of work on the property which is to commence in the next few weeks and continue through February, 2024.

EDS Shull followed by mentioning the department's pursuance of an equity capital campaign application as eligible to public entities under the Pikes Peak Enterprise Zone Contribution Project program to co-fund additional interior and exterior improvements beyond the latest scope of work. The application is due to El Paso County administration by November for the State of Colorado's EDC review approval in January 2024.

COMMISSIONER COMMENTARY TIME

Olde Town

- Thomas mentioned concerns expressed from the public for properties in Olde Town that have overgrown weeds.
- Thomas shared that she had put an offer down and will soon be closing on 102 N. Santa Fe as the new location for her business, WT Military Cuts.

Small Business Advocacy

- James noted how successful the Fall Festival/ "Blues-n-BBQ" event turned out and thanked all businesses who signed up and partook in the event.
- James mentioned the restructuring taking place around the Fountain Chamber of Commerce.

Business Development/Policy

- N/A at this time

Real Estate Market

- N/A at this time; as general commentary was shared during the UCCS Economic Forum item.

Military

- Baez shared the Fort Carson Prescribed Burn Announcement as previously distributed via email.

ANNOUNCEMENTS

- Upcoming Community Events
 - Sept 7 – UCCS Economic Forum, Ent Center for the Arts
 - Sept 19 – Community Night in the Park, Metcalfe Park
 - Sept 30 – Sun, Oct 8 – Creek Week CleanUp, Locations TBD

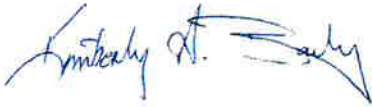
- Oct 13 – Nightmare on Main Street / Oh My Gourd!, the Lawn at City Hall

I. Nov 7 – PPRTA Ballot Measure

EDD Bailey shared that City Council may motion to place proposed ballot language of the request for Fountain to join the Pikes Peak Rural Transportation Authority (PPRTA) on this upcoming November ballot. She referenced a map identifying the boundaries of the PPRTA and the exclusion areas which collect the tax but lacks equitable representation and tax collections back to the City. She explained once a measure is approved by City Council that individuals must be directed to the City’s educational PPRTA website page to gain further understanding of the ballot measure and that City staff and Boards of Commissions are precluded from advertising or eliciting advice on the subject matter.

VC Osinski mentioned a small business opportunity to participate in a “Give Back Community” Podcast hosting through his business relationships. If anyone is interested to learn more to please contact him directly for more information.

Chair Small asked if there was further business. No further topics were brought forth by subsequent board members; therefore, Thomas motioned to adjourn, seconded by Flowers, passed unanimously at 6:58 pm.



Kimberly Bailey

10/09/23

Date

Economic Development Commission
October 9, 2023

General Meeting Minutes

(COVID Social Distancing Protocols and Unvaccinated Masks in Effect)

Chair Small called a regular monthly meeting of the Economic Development Commission to order at 5:33 pm. Commissioners present included Vice Chair (VC) Dan Osinski, Phyllis Baez, Mercedes Davis, and Terrence Diaz. Staff in attendance included Economic Development Director (EDD) Kimberly Bailey and Economic Development Specialist (EDS) Nate Shull.

APPROVAL OF MINUTES

Chair Small presented for approval the September 11, 2023, meeting minutes. Baez motioned for approval, seconded by Davis, and passed unanimously by the board.

OLD ITEMS

Arts Month 2023

EDD Bailey referenced the calendar of events flyer on the table to highlight the month of October, as to the Nightmare on Mainstreet/Oh My Gourd! which spotlights local talent and select businesses who provided \$250 each in sponsorship contributions. She noted this is the first event in Olde Town to attain fundraising sponsorships by the businesses which also bring additional foot traffic to the community's epicenter. Next on the event's calendar is Trunk or Treat and the Mayor's Tree Lighting ceremony to encourage the Commissioners and families to attend these in support of the Olde Town business district.

Proposition 123 – Affordable Housing Financing Program

EDS Shull provided a brief recap of Proposition 123 legislation and OPT-in considerations of the program for a Commission debrief; prefacing City Administration requested Economic Development to perform an affordable housing baseline assessment as a gauge in a determination approach for the State of CO program. Shull referenced the Baseline Assessment FAQ; whereby detailing the formula variables, the baseline quotients, and the comparison of the 3-year housing goal attainment forecasts. These factors were derived using three different scenarios with adjusted variables for sales availability rates and area median income (AMI). In conclusion, the city's total gap in affordable housing units (AHU) range between 1116 (minimum) and 1207 (maximum), with a 9% mandate goal to deliver approximately 100-109 units over the program term minimum units' attainment per an Opt-in of the program.

ED Shull outlined a couple of the auxiliary considerations as it pertains to Proposition 123:

- Fountain Housing Authority, Director vacancy, whom is designated as the City Champion on AHU
- Market Rate Only defined housing stock pipeline forecast, per City Planning Overview
- EPC's BoCC and Planning abstained from participation by Nov 1, 2023 Opt-in deadline in September
- State Opt-in terms of conditions do allow for a 2-year (2025) or 1-year (2026) cycles of eligibility by a municipality to engage in the program

As an alternative approach, staff completed a local initiatives analysis of funding as currently available in the market, and as such has identified Five Tiers established in a non-competitive means to support any AHU housing project seeking to develop within the City of Fountain. Bottomline is the City already has access to matching capital to support

AHU at the local level, the only caveat is there are no means currently established per transitional homelessness housing, which for the City of Fountain is not a need of consideration at this time.

EDS Shull paused to allow for a general round of commentary or questions by the Commissioners, to include:

- (Chair Small) – How do we know our housing need and diversity of housing in the market?
 - EDD Bailey stated the City has been in a fortunate position as a regional suburban market to naturally attract private housing developers. However, with the escalation in housing pricing and short supply of stock due to COVID, this legislation program really provided a means for the City to look deep at the type of housing and to determine the missing gap of AHU per the baseline assessment.
 - In addition, she shared the to-be appointed incoming Fountain Housing Authority Director will champion this effort forward and work collaboratively with city departments towards AHU attainment.
- (Chair Small) – Does the County need to engage with the program for the City to Opt-in?
 - EDD Bailey stated that there is no dependent relationship as to the opt-in requirements, however El Paso County would be an integral partner in helping reduce the funding gap between current market-based housing prices and estimated affordable housing prices if they had chosen to Opt-in.
- (VC Osinski) – How to assure AHU remains perennially and affordable for subsequent generations and City housing stock?
 - EDD Bailey suggested that provisions can be written into public/private financial agreements as well as an executed recorded deed of trust which effectively binds the subject property to a specific price or limits the annual increase in rents by a certain percentage to preserve affordable housing stock.
- (Davis) – What if City does Opt-in and we do not achieve the quotient of units within the 3Yrs?
 - EDS Shull clarified that the jurisdiction is effectively banned from filing for commitment for one year (i.e. the 4th year) after the 3-year cycle concludes.

Upon listening to feedback of the commission and staff, Chair Small motioned for a recommendation and approval to Abstain from Proposition 123 AHU Opt-in Program at this time with yearly evaluation by the City EDC, seconded by Davis, and passed unanimously by the board. In closing, EDD Bailey commented this approach will allow the City to evaluate performance and/or alterations of the State's program and preserves our opportunity to reconsider engagement at future cycles of eligibility, ie: 2-year (2025) or 1-year (2026) or beyond. The AHU Baseline Assessment as presented is fixed and will not change, therefore any recommendation of future engagement in Proposition 123 will be steward by the required number of units as identified and the to-be appointed new Director of the Fountain Housing Authority in their working relationship with city departmental staff.

Strategic Objective D15; Wayfinding and Signage Campaign

EDD Bailey provided a status brief as it pertains to the proposed Strategic Objective D15 as introduced last month. The D15 is to develop and steward an updated directional wayfinding and signage campaign along the Highway 85/87 Urban Renewal Area (URA), which naturally includes the following business corridors of N. US85, Mesa Ridge, Olde Town, and Gateway. During the September 12th City Council session, the department proposed an amendment to the City Strategic Plan to include the D15 campaign on behalf of small business economies. As such, she affirmed City Council's unanimous approval of the new D15 Strategic Objective and thanked the EDC for their voice of business advocacy in support of the request. EDD followed by delineating between the Wayfinding, Signage, and Branding components of the campaign, as well as, the RFP process for accomplishing the Strategic Objective D15 and noting specific milestone dates for stewarding the campaign, gravitating quality business engagement, and obtaining a final document deliverable for the City.

NEW ITEMS

Enterprise Zone Tax Credit Program

EDS Shull referenced a draft memorandum to be distributed to Fountain's business members residing in the Pikes Peak Enterprise Zone Tax Credit boundary and program eligibility. The program applies to underperforming or unserved areas in the County and encourages business investment within the area (i.e. the Pikes Peak Enterprise Zone, or PPEZ) and offers various tax credits on eligible expenses and activities of businesses. These include but are not limited to equipment purchases, qualified training expenses, vacant building rehabilitation, and new job openings. He emphasized that businesses should pre-certify with El Paso County by January 1, 2024, to claim the maximum eligible credits for the upcoming new tax year. Shull concluded by encouraging the Commissioners to spread the word about the program to any of their immediate business connections or guide them to Economic Development staff for further assistance.

CSCEDC DC Fly-in and Committee Engagement

EDD Bailey shared highlights from her attendance of the Colorado Springs Chamber and Economic Development Commission DC Fly-in event, focusing on communications around business and economic policy matters with delegates representing the Pikes Peak Region. She spoke to CSCEDC's emphasis on committee engagement and encouraged the Commissioners to consider joining any number of select committees of their choosing. To learn more about the committees, please visit <https://docs.google.com/forms/d/e/1FAIpQL5cZe0ltZCdUVckXV6XjbZ4vn4zrXkoRYsV30PuWPaXA-woXsg/viewform>

UPDATES

Comprehensive Economic Development Strategy

EDD Bailey referenced the up-n-coming Comprehensive Economic Development Strategy (CEDS) regional deliverable as championed by Pikes Peak Area Council of Governments (PPACG) as a precursor activity to the City completing a revision of its own Economic Strategic Plan. The CEDS is a multi-regional effort covering El Paso, Teller, and Park counties focusing on economic strategic guidance for the region and preservation of economic vitality characteristics. She noted that the PPACG board of directors will be previewing the draft version of the CEDS and that a 30-day public comment period will be launched in November as part of the effort. Staff will keep the EDC apprised of the public commentary release and encouraged the Commissioners to learn more about CEDS and provide comments.

Monthly Economic Dashboard Report (October)

EDS Shull referenced the two Economic Dashboard reports for October, as furnished by the data providers UCCS College of Business and Data Driven Economic Strategies. Shull noted his observations from the reports, namely the avoidance of a federal shutdown and the continued high interest rates impacting new housing stock/sales. EDD Bailey noted the uptick in automobile purchases and airport enplanements are strong sectors of the report. The board shared further commentary centered around the lack of available childcare and the strain still evident on low to moderate income families.

COMMISSIONER COMMENTARY TIME

Olde Town

- N/A at this time

Small Business Advocacy

- N/A at this time

Business Development/Policy

- N/A at this time

Real Estate Market

- VC Osinski mentioned interest rates are continuing to go up, slowing down home purchasing by individuals. However, there are no economic indicators of adverse effects based on this outcome.
- Davis noted that local home prices are down slightly, and the VA loan interest rates are currently around 7.7%

Military

- N/A at this time

ANNOUNCEMENTS

- EDCC Drive, Lead, Succeed Conference Grand Junction, CO *(October 18-20)*
- Upcoming Community Events
 - Oct 13 – Nightmare on Main Street / Oh My Gourd!, the Lawn at City Hall *(2:00 PM to 7:00 PM)*
 - Oct 27 – Trunk-or-Treat, the Lawn at City Hall *(5:00 PM to 7:00 PM)*
- Future Guest Speaker
 - November 13th: Brandon Eldridge, Exec Director, Pikes Peak Small Business Development Center
- South Powers Boulevard Extension Report *(Year End 2023)*
- PPRTA Ballot Measure *(November 2023)*

In closing, Chair Small formally announced his EDC resignation sharing that his family has decided to move back to Michigan to be closer to their grandparents and a new grandchild. He shared his deep love and appreciation for the Fountain community, thanking the Commission for all the support over the years and wishing everyone goodness going into the next year. As the board expressed sorrow and happiness for Chair Small journey, EDD Bailey thanked him for his above and beyond service with the EDC and especially during the times of COVID to provide leadership and aide to small businesses' recovery and resiliency programs.

Chair Small asked if there was further business. No further topics were brought forth by subsequent board members; therefore, Baez motioned to adjourn, seconded by Diaz, passed unanimously at 6:38 pm.



Kimberly Bailey

11/13/23

Date