

Economic Development Commission
January 10, 2022

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 5:44 pm. Commissioners present included Phyllis Baez, James Flowers, Wandaleen Thomas, and Xofficio Nicole Reinhardt. Staff in attendance included: Economic Development Director (EDD) Kimberly Bailey and Administrative Coordinator JoAnna Stockton.

APPROVAL OF MINUTES

Chair Small presented for approval the December 13, 2021 meeting minutes. Flowers motioned for approval, seconded by Thomas, and passed unanimously by the board.

UPDATES

Business Impact Assistance Program (BIAP) 2.0

EDD Bailey relayed that the EDC Review Panel was hosted today at 4pm with City Manager Trainor to review 16 applications by Small Businesses in need of BIAP 2.0 grant funding assistance due to COVID. The approved applications should begin to receive funding by end of January with a few applications requiring additional information to be further considered for approval.

UPDATE:

- Amount of funds as Awarded end of January = \$121,733
- Held in Reserve for pending applications: \$35,000
 - Two applicants were requested to provide further information/proof of claim; Need to be re-evaluated by EDC Review Committee
- Approximately \$70,000 in remaining funds available for Small Business COVID Recovery

2022-2024 CoF Strategic Priorities

EDD Bailey co-referenced the Agenda, which published the City's web page featuring the 4 Strategic Priorities as adopted by City Council, located online at:

<https://www.fountaincolorado.org/cms/one.aspx?portalId=6004447&pageId=9069141>

The next step of this process includes each department identifying Strategic Objectives for recommendation during the January 22nd City Council Annual Retreat with City Manager.

2022 Work Plan

EDD Bailey generally referenced this annual working deliverable which will be forth coming to the EDC in FEB/MAR timeframe.

2022 Board Member Appointments

EDD Bailey recited the upcoming EDC appointments of the board, which included:

- Harville Small – 2YR Term reappointment
- James Flowers – 2YR Term reappointment
- Wandaleen Thomas – 2YR Term reappointment

- Nicole Reinhardt – inaugural 1YR Term appointment
- Darlene Cruz – will move into Xofficio position
- 1 Vacancy Seat remains for the New Year Term and actively recruiting candidates

Appointments will transpire by City Council during its February 22, 2022 public session to coincide with EDC fiscal New Year March 1, 2022.

CoF Broadband Services Contract

EDD Bailey relayed that in November 2021, City Council appointed Underline El Paso LLC the City's Broadband Utility Provider Service Contract. The privately owned Broadband Utility provider is gearing up for its public media launch and has requested a business quote for material inclusion. The EDD recommended the quote be signed by EDC Chairman, Harville Small, which was supported by the board.

UPDATE: *(quote released 1.12.22)*

"The momentum by City of Fountain Mayor and Council on behalf of the Broadband initiative will avail small, medium, and large businesses to compete equitably in the market, to accelerate business growth for the municipality, and to bring new services into the community. The Economic Development Commission is a partner in providing outreach and advocacy with the awarded broadband service provider, Underline El Paso LLC, to bridge awareness and to generate economic vitality within our community." Harville Small - City of Fountain, Economic Development Commission, Chairman

UPDATE: *(Newsfeeds)*

- <https://www.telecompetitor.com/underline-to-bring-its-open-access-network-twist-to-two-more-markets/>
- https://gazette.com/business/texas-company-planning-second-fiber-network-in-fountain/article_74caaf30-7582-11ec-a7a4-7f988ad52f8a.html

UPDATE: *(community sign-up site pages)*

- <https://underline.com/community/cos/overview> *(Now LIVE)*
- <https://underline.com/fountain> *(Coming Soon... pending)*

UCCS Monthly Dashboard Report

EDD Bailey referenced the December edition of the UCCS Dashboard Report deliverable; as part of CoF annual membership to the UCCS College of Business.

COMMISSIONER COMMENTARY TIME

Olde Town

- Thomas inquired about the December concern business matter within the Dale Street Plaza; whereby the Vinyl Signage Business within the Plaza has converted a neighboring space into a warehouse operation. This has some businesses within the Plaza wondering if it's an allowed use under Zoning and the nature of the quasi rehab interior is up to Code Compliance. Staff stated they will follow up accordingly with Planning/Neighborhood Service on their research of this expressed business concern.

Small Business Advocacy

- Flowers shared the FVCC board elections will transpire next week and invited EDC members. He also stated the FVCC is working on its Strategic Plan and Building Partnerships on behalf of Fountain Valley businesses. Lastly, it was shared the FVCC is working on its Ribbon Cutting Ceremony for the Active Senior Living Center within the Mesa Ridge corridor.

Business Development/Policy

- N/A at this time.

Real Estate Market

- Xofficio Reinhardt shared the housing market continues to experience low inventory and high demand. She also mentioned the recent buy-out of Hotel Elegante in COS which will be converted into affordable housing units by a Texas developer.

Military

- Baez shared two Fort Carson PSAs, to include: 1) Live Ammunition Training Exercises and 2) Charter Oak Road CDOT Construction Project Improvements. In addition, she shared the latest Fort Carson Fact Sheet as distributed by the Army installation base.

ANNOUNCEMENTS

City Meeting Policy COVID-19 Omicron

- EDD Bailey shared that all City meetings are moving to virtual host basis for 30-days as a prevention measure of COVID-19 Omicron transmission. Therefore, the EDC February 14th meeting will transpire virtually on MS Teams and hopeful to come back in person as of March 2022, more details to follow.

Chair Small asked if there was further business. No further topics were brought forth by subsequent board members; therefore Osinski motioned to adjourn, seconded by Baez, passed unanimously at 6:26 pm.



Kimberly Bailey

02/14/2022

Date

**Economic Development Commission
February 14, 2022**

General Meeting Minutes

(Virtual Meeting Only: COVID-19 Omicron CoF Meeting Policy 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 Osinski, Phyllis Baez, and Wandaleen Thomas. Staff in attendance included: Economic Development Director (EDD) Kimberly Bailey and Administrative Coordinator JoAnna Stockton. Guests in attendance included: Sue Kitcher and Max Kronstadt.

APPROVAL OF MINUTES

Chair Small presented for approval the January 10, 2022 meeting minutes. Baez motioned for approval, seconded by Thomas, and passed unanimously by the board.

NEW ITEMS

Board Candidate(s) Review

EDD Bailey referenced three applicants for the one vacancy board position for the EDC to review. The candidates offer diverse backgrounds to assist with the EDC mission. The board ultimately confirmed Mercedes Davis as its first candidate of choice; staff will work on notifying all applicants and proceeding forth with board member appointments with City Council.

2022 Work Plan

EDD Bailey briefly mentioned the EDC's efforts under the 2022 Work Plan and its Bylaws/Mission; planning efforts around these items will begin in March 2022, effective New Year timing of the board.

UPDATES

2022-2024 CoF City Council Strategic Plan

EDD Bailey relayed that City Council adopted the CoF Strategic Priorities in January 2022; details are located online at: https://www.fountaincolorado.org/government/city_council/strategic_plan_2022

2022-2024 CoF Strategic Plan Objectives

EDD Bailey relayed that City Council adopted the CoF Strategic Objectives which are derived at the department level, effective February 2022; details are located online at:

https://www.fountaincolorado.org/government/city_council/strategic_plan_2022

The EDC deliverables will be filtered within the 2022 Work Plan efforts coming forth in March 2022.

UCCS Monthly Dashboard Report

EDD Bailey co-referenced the January edition of the UCCS Dashboard Report deliverable; as part of the CoF annual membership/sponsor to the UCCS College of Business Economic Forum. There were no questions brought forth by the Board for further discussion.

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

- Vice Chair Osinski shared that housing inventory remains very low, high housing costs, and non-affordability constraints in the market. Brokers are forecasting April as to timing of housing inventory increases but still a higher demand for housing than inventory levels are forecasted to continue.

Military

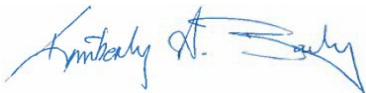
- Baez shared a Fort Carson PSA regarding Prescribed Burns by Public Works on base thru April 15, 2022.

ANNOUNCEMENTS

A few announcements were shared with the EDC:

- February 22nd @ 6pm Board Member Appointments with City Council are scheduled for:
 - i. Harville Small – 2 YR Term reappointment
 - ii. Wandaleen Thomas – 2 YR Term reappointment
 - iii. James Flowers – 2 YR Term reappointment
 - iv. Nicole Reinhardt – 1 YR Term inaugural appointment
 - v. Mercedes Davis – 1 Yr Term inaugural appointment
- Vice Chair Osinski announced the Wine Festival will take place March 3-5, 2022 at the Broadmoor with proceeds benefitting the Springs “Youth” Conservatory. To learn more about tickets and room rates, please visit <https://www.winefestivalofcoloradosprings.com/>
- Happy Valentine’s Day wishes were shared with all!

Chair Small asked if there was further business. No further topics were brought forth by subsequent board members; therefore Osinski motioned to adjourn, seconded by Baez, passed unanimously at 6:07 pm.



Kimberly Bailey

03/14/2022

Date

**Economic Development Commission
March 14, 2022**

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 5:40 pm. Commissioners present included Vice Chair Osinski, Nicole Reinhardt, Mercedes Davis, Phyllis Baez, and Wandaleen Thomas. Staff in attendance included: Economic Development Director (EDD) Kimberly Bailey and Administrative Coordinator JoAnna Stockton.

Guests in Attendance included: An organic citizens group of approximately 32 and the Colorado Trust Regional Representative, Max Kronstadt, were in attendance. Please see Sign-In roster for details.

INTRODUCTIONS

The Board welcomed its two newly seated-members, Nicole Reinhardt and Mercedes Davis, each serving an inaugural 1-YR term. Reinhardt had previously served as a Xofficio role capacity on behalf of the EDC.

APPROVAL OF MINUTES

Chair Small presented for approval the February 14, 2022 meeting minutes. Baez motioned for approval, seconded by Thomas, and passed unanimously by the board.

UPDATES

Business Impact Assistance Program (BIAP) 2.0

ED Bailey said the first-issuance of BIAP funding among the Review Panel has been disbursed; with the program having approximately \$70,000 remaining to aide businesses in need of COVID recovery assistance. There will not be another ad mailer due to the limited funds remaining, therefore ED Bailey and Chair Small encouraged target business awareness in hopes of issuing the limited funds in the community. As of September 2022, any remaining funds will be returned to El Paso County by the City of Fountain.

UCCS Monthly Dashboard Report

EDD Bailey co-referenced the February edition of the UCCS Dashboard Report deliverable; as part of the CoF annual membership/sponsor to the UCCS College of Business Economic Forum. There were no questions brought forth by the Board for further discussion.

NEW ITEMS

EDC Bylaws

First, ED Bailey shared the March 1, 2022, fiscal New Year of the board signals Chair and Vice Chair appointments. Harville Small and Dan Osinski expressed interest to continue to serve the board in said capacities. ED Bailey opened the floor for any other expressed interests to serve; no one was brought

forth for board consideration. Baez motioned for approval appointment of Chair Small and Vice Chair Osinski, seconded by Reinhardt, and passed unanimously by the board.

Secondly, ED Bailey mentioned former board member Darlene Cruz is willing and able to continue to serve the board in a Xofficio capacity, as per the Bylaws on behalf of industry and district advisory services. Thomas motioned for approval, second by Reinhardt, and passed unanimously by the board.

2022 Work Plan

EDD Bailey referenced the EDC's efforts under its 2022 Work Plan; in tandem with City Council's Strategic Plan/Objectives, as well as, EDC's Bylaws/Mission. The 2022 Plan echoes the continuing stewarding efforts and elements under PlaceMaking, Small Business Advocacy and Resources, and Preservation of Business Corridors with sustainable growth metrics.

Guests in Attendance

ED Bailey welcomed an organic citizens group of approximately 32 and the Colorado Trust Regional Representative, Max Kronstadt, in attendance to express concerns for a Fresh Grocer placement within the Olde Town district of the city. ED Bailey inquired about the keynote speaker for the audience and shared the floor was open for approximately 15 mins as listed on the Agenda, per request. (5:55PM)

Ms. Brittney Fechho introduced herself and expressed concerns for lack of food access in the district, which tends to lead to public health and life expectancy decline. Fechho then opened the floor for others to follow and share their voice(s).

Ms. Terrie Burke introduced herself as a former seated City of Fountain Council Member and living in the community since 1994. Burke was a contributing member under the 2014 Olde Town Revitalization Plan. ED Bailey thanked her for prior service on behalf of the community and that to date there have been 12 measures via that former Plan executed on behalf of Olde Town district economic vitality.

Mr. Dan Miller introduced himself as a 3-YR resident in the community with a special needs child and the local "Safeway" shopping experiences and store congestion; whereas access within the district could be a much-improved access and local shopping experience for his family. ED Bailey thanked Miller for coming forth to share about his family.

Mr. Travis Cimino introduced himself as a resident since 2019 and where the three business corridors to gain basic services are, which included; South Academy Highlands, N. US85 and Mesa Ridge; with the Olde Town district underserved by business.

- ED Bailey stated that is accurate and that the Olde Town district does lack small business entry due to zero spec space for business fulfillment and a risk-adverse community area with regards to attracting private capital investment.
- Reinhardt shared the EDC and staff continually share a voice of recruitment for all business corridors; especially for the Olde Town district. The challenge is three large big-box grocers and growth access/congestion, as well as one military installation commissary for goods and services. Reinhardt quote, "I'd love to come right off the x-128 and grab a few grocers and head home, but the investor isn't coming to the table."

ED Bailey commented, the Fountain Urban Renewal Authority (FURA) is a district champion and took the helm towards reducing the investor risk of entry to the district, whereby assembling the 1.14 Acres US85 Pad Site for

small business entry fulfillment. FURA was a partner with the City's effort in 2018 towards deriving a Fresh Grocer in the Olde Town district. FURA's partner contribution was on behalf of site assembly, availing a 1.14 acre shovel-ready Pad Site for new business services entry in the district. After 18+ months of land assembly, lease term negotiations, site planning, and stabilizing financing towards commercial development, the obligatory financial pressures put upon both FURA and the City were overarching on behalf a private operation.

- FURA and CHFA partnered on the US85 Pad Site assembly on behalf of the 2018 Grocer effort. At such time, yes, the Olde Town district was designated a food desert by CHFA which aided in supplement funding towards land assembly on behalf of the 2018 Grocer effort.
- City/FURA are very familiar with LaGree's as the primary recruitment of a grocer tenant of the 2018 effort. A mid-tier grocer, is a perfect model still for city recruitment efforts and possibly the US85 Pad Site. It's important to clarify, whomever occupies the site will need to come with approx. \$2.3M in private capital investment toward vertical construction and asset ownership.
- For the last 2 years, COVID included, FURA has actively supported soft-solicitation of the site with property signage and real estate broker relations. There have been healthy interests in the site, however FURA is cognizant of the grocery service needs of the district and thus far has not sold the site purely for a list price transaction. We will continue to steward the asset toward commercial fulfillment, however FURA will not be purchasing any further properties on behalf a solo City endeavor.
- Per State Statue, an Urban Renewal Authority dedicated mission is to address and alleviate blight and to position underperforming assets towards district revitalization and elicit new private investment/ services. The Fountain Urban Renewal Authority (FURA) has performed in this manner with regards to the US85 Pad Site.

Tom Crick introduced himself as a 1-YR resident out of Spokane, WA. He's been experiencing the traffic congestion along Mesa Ridge with the high school, active military gate station, and retailer services. Crick, stated that in Spokane incentives are provided to attract service, like a grocer, and if a grocer was in the district it would be much improved convenience and accessibility.

- ED Bailey welcomed him to the community and stated there are numerous incentives in place for the district, as in: Enterprise Zone designation, Urban Renewal Authority designation, Olde Town Overlay District resources, Olde Town/Gateway Aesthetic+Design Incentive program. In addition, the City paired \$240,000 in-kind department resources, as well as, the land investment by FURA to avail a shovel ready condition site to build; **AND** it's still not moving the needle on behalf of small business fulfillment/private capital investor in the district.
 - UPDATE: Incentives link
 - https://www.fountaincolorado.org/government/city_departments_divisions/economic_development/incentives
 - UPDATE: Olde Downtown Demographics
 - https://www.fountaincolorado.org/government/city_departments_divisions/economic_development/olde_town_revitalization
 - https://www.fountaincolorado.org/government/city_departments_divisions/economic_development/retail_marketplace
- Chair Small echoed the same pain points of the district and the lingering COVID conditions with regards to business's abilities/lack there of to grow a business; while tackling workforce and revenue challenges in the economy. It takes a lot of good-will in a community for a business to take the leap, let alone in a risk-advise area of the community/region when considering alternative competitive locations.
- Davis shared that she joined the EDC for her ability to aide in Olde Town district revitalization as a hometown hearth for her/our community; it's got so much potential but it will necessitate a supportive voice by all to gain small business fulfillment in the district.

At this point, a round of voices expressed interests to derive a particular Fresh Grocer entity, as in: King Soopers, City Market, Sprouts, Walmart Neighborhood Market, etc.

- ED Bailey shared the land mass and/or population demographics simply are not in favor of recruiting such type of retailer in the district. Unless, the organic citizen group is recommending removal of pre-existing, affordable housing stock in the district to accommodate such a retailer.
 - ED Bailey shared the Economic Development department is not in favor of such a retailer recruitment mentality. She further explained a mid-tier grocer that can plug-n-play in spec building and custom shelf-stock tailored to the community needs is an appropriate retailer for district consideration.
- ED Bailey mentioned a mid-tier grocer was recruited during the span of 2017-2019, LaGree's LLC. Unfortunately, the development lacked fruition for several reasons per the 2019 PSA as listed below. In addition, the lack of community support which resonated as brand opposed social media posts was a detriment to retailer recruitment efforts on behalf of the district – *be mindful of social media publicity*. Davis equally resonated with this shared sentiment.

2019 City/FURA Public Service Announcement

- ED Bailey cross-referenced the City/FURA Public Service Announcement (PSA) video published in 2019 as to the fresh grocer retailer campaign, announcing the LaGree's Grocer initiative.
 - <https://www.youtube.com/watch?v=wtAf4Z24SWc&t=1s>
 - The facts of 2019 are still the facts of 2022 small business entry hindrances for the district.
- ED Bailey mentioned the PSA continues to build upon the district's Master Plans as steward by city department's and boards and commissions, to included: 2008 US85 Urban Renewal Plan (18), 2014 Olde Town Revitalization Plan (12), 2018 THK Town Design and Interstate Guidelines (5), and 2020 Ohio Placemaking Corridor (4); whereby denoting active execution of numerous initiatives (#) and not bygone dust collectors.

Sue Kircher introduced herself as bringing closing commentary to the open floor discussion and restated a few items from the 2019 Public Service Announcement, whereby; delaying the investment will only continue to escalate costs to build as to a fresh grocer operation, the numerous time and resources already invested under the LaGree's initiative, and the food-desert void continues into 2022.

- ED Bailey concurred with those sentiments. She also shared the board and city staff are likewise, as workers and residents in the district, equally unable to access needs and services of a grocer. In addition to, the numerous construction crews in the vicinity with a revenue leakage as shoppers seeking elsewhere/outside the district which in turn causes us revenue leakage in the district – *"We all have the same pain point and would mutually like to solve the dilemma."*

Kircher stated the mere ability of the organic citizens group to lift the effort again at this time; expressing an interest in next direction advice on behalf of their concern. With attending the FURA January meeting, and now attending the EDC March meeting, while it continues it's working group efforts with the Colorado Trust Foundation.

- ED Bailey shared the recommendation during a Summer 2021 discussion with members of the citizen group is still a valid mission; generation of the Fresh Grocer Petition; as a tool which can demonstrate the community voice to support ongoing retailer recruitment by city staff.
- Thomas also mentioned she would post the Petition at her small business, WT's Military Cuts, within the Dale Street Shopping Center in the district as a means to collect signatures.

- ED Bailey referred the group to the City Clerk for Petition guidelines etc. as a first step; to gain clarity on their process and/or petition forms City may require for valid collection of signatures as an official record.
 - **UPDATE:** At this time, we've been furnished that answer of clarity and requested to assist in the formulation of a SAMPLE-Petition as a supportive resource to assist in the Citizen concern on the topic of a Fresh Grocer; which becomes a tool in City business recruitment efforts.
 - **UPDATE:** A SAMPLE-Petition was circulated as of March 28th, 2022.
 - **UPDATE:** FV News article "Grocery Store Campaign, featuring The Colorado Trust" (3.23.22 edition)

- ED Bailey referred the group to speak further with their City Council representative if staff/board were unable to address the concern, directional feedback, and commentary as to prior/ongoing retailer commitments.
 - The purpose of the EDC (as established by City Council) is to advocate on behalf of business operational needs in a district and/or to identify hindrances to business entry for the community; as well as propose solutions to either.

Chair Small brought closing to the commentary for the evening, whereby expressing "thank you" to the audience for sharing their time in attending the evening discussion topic with the EDC board. Small stated the board and staff are available as the group continues to work on its efforts with the Colorado Trust Regional Representative. (6:35PM)

COMMISSIONER COMMENTARY TIME

Olde Town

- Thomas announced a new plant and garden store is opening within the Dale Street Shopping Center.
- ED Bailey shared The Elephant Wine Bar, out of Old Colorado City, is opening its second location in the Gateway district within the former Blue Barn building. The business has bought the property and its undergoing renovations. The business owner has stated its expanding in Fountain, since 40% of its existing customer basis is derived from our community.

Small Business Advocacy

- N/A at this time.

Business Development/Policy

- N/A at this time.

Real Estate Market

- Reinhardt shared the average home price in the Pikes Peak Region is hovering at \$475,000 with Rentals escalating in the marketplace and some signals of Denver pricing pressures on the horizon potentially.

Military

- N/A at this time.

ANNOUNCEMENTS

A few announcements were shared with the EDC:

- CoF Water Utility – Lawn Replacement Program
 1. <https://resourcecentral.org/lawn/#:~:text=City%20of%20Fountain%20water%20customers,Start%20by%20submitting%20the%20application>.
- UCCS Economic Forum – Save the Date – September 1, 2022

Chair Small asked if there was further business. No further topics were brought forth by subsequent board members; therefore, Reinhardt motioned to adjourn, seconded by Thomas, passed unanimously at 6:53 pm.



Kimberly Bailey

April 11, 2022

Date

**Economic Development Commission
April 11, 2022**

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 Osinski, Phyllis Baez, James Flowers, Mercedes Davis, and xOfficio Darlene Cruz. Staff in attendance included: Economic Development Director (EDD) Kimberly Bailey and Administrative Coordinator JoAnna Stockton.

APPROVAL OF MINUTES

Chair Small presented for approval the March 14, 2022 meeting minutes. Baez motioned for approval, seconded by Flowers, and passed unanimously by the board.

UPDATES

Business Impact Assistance Program (BIAP) 2.0

ED Bailey mentioned there is a third meeting being scheduled to review the latest round of small business applications with the BIAP program having approximately \$70,000 remaining to aide businesses in need of COVID recovery assistance. Staff is coordinating with the City Manager to peg the date/time for the BIAP Review Panel to convene. There were five EDC members expressing interests to participate in the Review Panel, to include: Baez, Small, Reinhardt, Flowers, and Davis. Any unallocated remaining funds by September 2022, must be returned to El Paso County by the City of Fountain.

[UPDATE: BIAP Review Panel has been scheduled for 5.9.22 at 4PM City Hall, Council Chambers](#)

Downtown Fountain Grocer

EDD Bailey referenced a SAMPLE Petition as a follow up deliverable to the February EDC board meeting; which included a guest presentation by citizens in working relations with The Colorado Trust representative seeking a Grocer in downtown Fountain. The board recognized the value of the Petition as a tool in retail recruitment and open to continue to work with the citizens as a service need may arise.

2022 Work Plan

EDD Bailey referenced the EDC's efforts under its 2022 Work Plan; in tandem with City Council's Strategic Plan/Objectives, as well as, EDC's Bylaws/Mission. The Plan echo the continuing stewarding efforts and elements under PlaceMaking, Small Business Advocacy and Resources, and Preservation of Business Corridors along with sustainable growth. Open commentary by the board included:

- Small mentioned the business activity health in the city and ongoing COVID recovery
- Flowers mentioned the continual strain of employee/employer mental health and tools to assist
- Osinski mentioned the region/state are typically buffered by cyclical economies of the east coast
- EDD Bailey mentioned the COVID bleed sector of Office Real Estate is void in the City of Fountain

UCCS Monthly Dashboard Report

EDD Bailey co-referenced the March edition of the UCCS Dashboard Report deliverable; as part of the CoF annual membership/sponsor to the UCCS College of Business Economic Forum. There were no questions brought forth by the Board for further discussion.

COMMISSIONER COMMENTARY TIME

Olde Town

- N/A at this time.

Small Business Advocacy

- Flowers, and Small, mentioned their participation at the El Paso Underline LLC ribbon cutting on behalf of the City of Fountain Broadband contractor kick-off held at Peaks n Pines Brewing Company
- Flowers stated the SBDC will be offering free courses in CoF for small business, SBDC is seeking a Sponsor
- Flowers reminded the FV Chamber of Commerce is hosting its bi-monthly breakfast session at IHOP with a lunch service alternative to begin in the Summer
- Flowers announced the Labor Day Parade and Festival theme for 2022 “Back in the Saddle” with a \$50 fee for float registrations

Business Development/Policy

- N/A at this time.

Real Estate Market

- Osinski shared there is a small shift, decrease pricing starting with Residential Housing in the market
- Osinski referenced the increasing Interest Rates has reduced the pace of Residential REFI's in the market
- Osinski commented that residential constraints exist with regards to land and new builds

Military

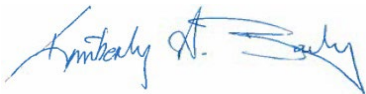
- Baez announced a civilian job change from Fort Carson Army to now serving the Peterson Space Force Base; as such she mentioned an equipment, band, or a presence by the Air Force at the FV Chamber Labor Day festival/parade; Flowers and Baez to further discuss options off line.

ANNOUNCEMENTS

A few announcements were shared with the EDC:

- Flowers and EDD Bailey mentioned the SBDC Mental Health PSA email in circulation
- EDD Bailey referenced the FV Newspaper subscription and featured local articles
- Small mentioned the El Paso Underline LLC Broadband contractor coverage service area
- Flowers referenced FV Chamber ribbon cutting announcements and events featured on its refreshed website and reduction as to spam mail <https://www.fountainvalleychamber.com/>
- Osinski announced DJ recruitment for his Laser Sound LLC business; DJ at least 25-year-old, evening and weekend shifts, and personable host talents

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



Kimberly Bailey

05/09/2022

Date

Economic Development Commission
May 9, 2022

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 5:00 pm. Commissioners present included Phyllis Baez, James Flowers, and Nicole Reinhardt. Staff in attendance included: Economic Development Director (EDD) Kimberly Bailey and Administrative Coordinator JoAnna Stockton.

APPROVAL OF MINUTES

Chair Small presented for approval the April 11, 2022 meeting minutes. Reinhardt motioned for approval, seconded by Baez, and passed unanimously by the board.

UPDATES

Business Impact Assistance Program (BIAP) 2.0

Chair Small mentioned the BIAP 2.0 Review Panel was held on the latest round of small business applications (2). The Review Panel and City Manager have established the date of July 1, 2022 for last round applicants for approximately \$60,000 remaining in ARPA funds assigned to BIAP; all unallocated remaining funds must be returned by September 2022 to El Paso County by the City of Fountain.

UCCS Monthly Dashboard Report

EDD Bailey co-referenced the April edition of the UCCS Dashboard Report deliverable; as part of the CoF annual membership/sponsor to the UCCS College of Business Economic Forum. There were no questions brought forth by the Board for further discussion.

2022 Work Plan

EDD Bailey referenced the EDC's efforts under its 2022 Work Plan; in tandem with City Council's Strategic Plan/Objectives, as well as, EDC's Bylaws/Mission. The specific line item, BYLAWS, was questioned to the board since establishment of 1987 era and former vs. future officiating business of the commission; with specifics to:

- TERMS SEC.2.17.04
 - (ED Bailey) She spoke to non-rotation of the board in onboarding; which causes a plausibility of a large exodus Term(s) and heavy recruitment timing.
 - (Flowers) In referencing materials, he mentioned the FV Chamber has revised its Strategic Pillars and would follow up with the board.
 - (Reinhardt) She mentioned long-range planning is important, even though we have a full committed board at this time.
 - (Chair Small) This is something we should continue to revisit through summer to make recommendations of conclusion findings in advance of our next Term window of the commission.
 - (ED Bailey) It's an item of weighted importance for the board and a pass-along from the former Chairman leadership no longer serving on the EDC.

- DUTIES SEC.2.17.070
 - (ED Bailey) In the legacy of the Commission there has never been nor on the horizon; a portion of services that covers Fundraising as listed in the record.
 - (Flowers) It might be good to address Collaborative Engagement of the EDC.
 - (ED Bailey) It's important to recognize and respect the services of many on behalf of a good economic health of the community, for example:
 - EDC * FV Chamber of Commerce
 - Small Business Development Center *CS Chamber and EDC
 - (Small) I'd like to find a means to close-the-gap/educate with the community when it comes to Olde Town; as a means to cross pollinate customer traffic among all business corridors.
 - A bicycle or fun run or 1st Fridays were ideas mentioned to draw customer traffic.

In closing, ED Bailey appreciated everyone's contributive voice and stated the Plan, in its entirety, echoes the continuing stewarding efforts and elements under PlaceMaking, Small Business Advocacy and Resources, and Preservation of Business Corridors along with sustainable growth. She encouraged open commentary to continue among the board.

NEW ITEMS

ED Bailey referenced numerous, new edition materials as published online:

- Olde Town Steering Committee
 - i. [2021 Annual Snapshot](#)
 - ii. [2021 Activity/Investment Timeline](#)
- Fountain Urban Renewal Authority
 - i. [2021 Annual Report](#)
 - ii. [2021 Blight Sites Map](#)

COMMISSIONER COMMENTARY TIME

Olde Town

- ED Bailey mentioned the renovation progress underway at the Fountain Creek Winery in the Gateway district; formerly known as the Blue Barn at the intersection of S. Santa Fe and Crest Dr. which has remained vacant for 15+ years in the community.

Small Business Advocacy

- Flowers announced the Labor Day Parade and Festival theme for 2022 "Back in the Saddle" with fees published for booth and float registrations.

Business Development/Policy

- N/A at this time.

Real Estate Market

- Reinhardt shared there is a demand softening with Residential Housing in the market.

Military

- N/A at this time.

ANNOUNCEMENTS

- Flowers mentioned the FV Chamber will provide its annual update with City Council on June 14th
- ED Bailey its #EDOWeek in the Nation and State of Colorado with a City of Fountain City Council Small Business Week Proclamation being presented this month.
- (Staff) Provided a new edition set of the City of Fountain residents/visitors map; more copies can be provided upon request or located at City Facilities.
- ED Bailey and Chair Small inquired about Summer schedules and availabilities for Quorums as to officiating business of the EDC. The board had a general conversation and noted July general board meeting as a Lack of Quorum to which will not transpire. Staff will publish notices accordingly.

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 6:14 pm.



Kimberly Bailey

05/13/2022

Date

Economic Development Commission
June 13, 2022

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 5:36 pm. Commissioners present included Vice Chair (VC) Dan Osinski, Wandaleen Thomas, and Mercedes Davis. Staff in attendance included: Economic Development Director (EDD) Kimberly Bailey and Administrative Coordinator JoAnna Stockton. Guest speaker in attendance included John Trylch, CoF Administrative Services Director.

APPROVAL OF MINUTES

Chair Small presented for approval the May 9, 2022 meeting minutes. Thomas motioned for approval, seconded by VC Osinski, and passed unanimously by the board.

NEW ITEMS

ED Bailey introduced John Trylch, City of Fountain (CoF) Administrative Services Director to discuss the pertinent information on two public surveys to launch for community engagement feedback. CoF Trylch provided a brief overview and materials handout of the City Council Strategic Plan, its purpose and mission, and the 30 departmental strategic objectives slated for 2022- 2025. He then delved into an overview per survey:

- A **Public Safety** survey has just closed out at the end of May with an initial feedback generated 853 responses from the community, primarily in favor of a tax initiative on a Voter Ballot Referendum.
- A **Transportation** survey will launch by mid-June and is specific to the opt-in to the Pikes Peak Regional Transportation Agency as a means to derive tax funding towards transportation improvements in the community.

On June 28th City Council session, the Magellan Consultant will present the findings which are based on local residency and technology means of website, mobile text messages, and phone call outreach to generate a quality driven results for City Council review of community engagement feedback per survey.

UPDATE: [Magellan Survey results presentation](#)

On July 12th, City Council will determine which item generated enough positive public support to determine placing a November 2022 Voter Ballot Referendum item with El Paso County Election office and CoF City Clerk office.

UPDATES

EPA Brownfields Coalition Partners Grant

ED Bailey referenced the handouts which provided an overview of the 3-YR program schedule, accomplishments, and eligible use of funds criteria. The program is entering the final 6-months and to wrap up by October 2022 with an extension allowed by EPA to finalize any scope of work under grant funds.

Specific to the City of Fountain, ED Bailey spoke about two projects underway with CoF properties located in the Olde Town district:

- E. Iowa Avenue: 8.68 Acre Site under a Conceptual Reuse/Redevelopment Site Plan (a.k.a. The Lorraine Center property)
 - Since early 2022, a nine member Working Committee has been involved with the Consultant and a Public Survey is anticipated to launch by end of Summer to gain community engagement feedback on the Site Plan proposal; which conforms to City Zoning and necessitates a private development partner to-be identified through a formal Request-for-Proposal process.
- Blast Park/ Aga Park Pedestrian Connectivity: an Urban Linear Public Park vision, in partnership with the Urban Renewal Authority, whereby a Conceptual Reuse/Redevelopment Site Plan is to-be curated with the Consultant.
 - This project was just recently awarded resource funding via the Brownfields Coalition Partners with a Working Committee to be formed by Fall 2022; this project will follow the same process as E. Iowa Avenue site scope of work with the Consultant.

Business Impact Assistance Program (BIAP) 2.0

ED Bailey mentioned the BIAP Program 2.0, per the Review Panel and City Manager, has an expiration date of July 1, 2022 for last round applicants for approximately \$60,000 remaining in ARPA funds assigned to BIAP to aid in small business COVID recovery grant funds; all unallocated remaining funds must be returned by September 2022 to El Paso County by the City of Fountain.

UCCS Monthly Dashboard Report

EDD Bailey co-referenced the May edition of the UCCS Dashboard Report deliverable; as part of the CoF annual membership/sponsor to the UCCS College of Business Economic Forum. There were no questions brought forth by the Board for further discussion.

COMMISSIONER COMMENTARY TIME

Olde Town

- ED Bailey mentioned EDC's xOfficio, Darlene Cruz, attended the Olde Town Steering Committee held at Metcalfe Park last month.

Small Business Advocacy

- VC Osinski mentioned the challenges to downtown entry in a COVID rebound economy, due in part to the continual work-at-home policy of employers and suburban attractiveness with retailers.

Business Development/Policy

- In general, the board discussed commercial development activities within the Mesa Ridge corridor.

Real Estate Market

- VC Osinski shared there continues to be a short supply of housing in demand with interest rate volatility in the Residential Housing market.

Military

- N/A at this time.

ANNOUNCEMENTS

- VC Osinski mentioned that the City of Monument, Parks and Rec department, and a local developer will host an inaugural Music Festival on July 16th on open land area located nearby the Pikes Peak YMCA property; tickets to the event are available online
- Farmer's Market at Metcalfe Park is open on Saturday Mornings from May – October
- South Powers Blvd. Extension Transportation Master Plan; a Public Input session is open online
 - <https://www.elpasoco.com/el-paso-county-launches-study-extend-south-powers-boulevard/>
- July 11th general board meeting is cancelled due to Lack of Quorum
- UCCS Economic Forum, [AGENDA](#) link; September 1, 2022
 - EDC receives two tickets to the event and interested board members should reach out to ED Bailey for coordination to attend the annual in-person only Forum event.

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 VC Osinski, passed unanimously at 6:54 pm.



08/08/2022

Kimberly Bailey

Date