

FOUNTAIN URBAN RENEWAL AUTHORITY

May 16, 2018

Minutes

Chair Paul Aragon called a regular monthly meeting of the Fountain Urban Renewal Authority to order at 6:06pm. Commissioners present included Dennis Hisey, Steve Mosher, Bill McMaster and Bryan Kniep. Also in attendance, FURA's Executive Director (ED) Kimberly Bailey, Economic Development Specialist (EDS) Jennifer Stewart and CLA Carrie Bartow.

Chair Aragon presented for approval the March 21, 2018 meeting minutes. McMaster motioned for approval, seconded by Mosher, and passed unanimously by the board.

Chair Aragon presented online motions made via e-mail to be ratified by the Board. Kniep motioned for approval, seconded by Mosher, and passed unanimously by the Board. Online motion approvals are as follows:

- \$26,522.53 in April payables
- \$5,807.59 in EPCT property tax bills pending verification through CLA financial office
- Two financial cost items relating to Staff Resources and Intern support discussion to be held at May 16th FURA Board meeting

NEW ITEMS Discussed:

2018 Blight Assets Map

Bailey ED presented the 2018 Blight Assets map to the Board. The map is updated on an annual basis to keep inventory of blighted assets throughout the community. Bailey ED explained that there have been twelve blighted assets remediated and six additions since tracking began. The map is housed on the FURA website and will be disseminated to the other working groups of city's Economic Development channel.

Artistic Mural Campaign

Bailey ED informed the Board that the Economic Development Commission (EDC) has voted in favor of sponsoring an artistic mural campaign to be launched in tandem with the community Summer Market for the summer 2019 season. The EDC also sponsors the Olde Town Holiday Business Décor contest each year; 2018 being the third annual event. FURA has funds earmarked for artistic programs within Olde Town; Bailey ED inquired as to the Board's interest in providing "kick-start" funding for the EDC's artistic mural campaign. The Board is very supportive of the endeavor but ultimately decided to preserve art designated funds for a larger-scaled, more long-term artistic program; as funding resources are precious and should be applied to maximize program initiatives.

UPDATES Discussed:

PPRBD Dangerous Building Program

Bailey ED informed the Board that the PPRBD board has completed its process to allocate the Dangerous Building Program funds to FURA; as of May 11th. Therefore, Bailey ED can begin to submit for reimbursement for the dangerous building demolition currently underway along S. Santa Fe Avenue. Bailey ED also updated the Board that Black Hills Energy had initially advised of a \$6,800 service fee for kill service at the demolition site; which bumped up project demolition costs to an \$80,000 valuation. After research on prior demolition properties in the area, the fee was inevitably waived by Black Hills Energy. The Board was pleased to hear the recent project aspects.

Military Recognition Banner Program

Stewart EDS provided the Board with an update on the Military Banner Program discussed earlier in the year. The Board was provided the same sample banners that were presented at a recent City Council meeting, where the program was adopted by the City Council on April 10th. The Board was supportive of the Banner Program, which emulates a welcome approach concept of the THK Aesthetic Design Guidelines and Urban Renewal Vision project.

Enrollment period Memorial Day – Labor Day 2018; Implementation date as of January 2019

https://fountaincolorado.hosted.civiclive.com/residents/about_fountain_/fountain_cares/military_appreciation_banner/

US85 Development Site Plan

Bailey ED provided an update on the positive meeting recently held with City Staff and CDOT. The traffic patterns and overall site accessibility from S. Santa Fe to the development were supported by CDOT, with minor enhancements requested. Bailey ED updated the Board on the following:

- Bailey ED working on a list of “to do” items to submit to CDOT once tenant lease is signed; anticipated by the July timeframe
- City Water Department has confirmed its ability to complete the water main loop from S. Santa Fe to W. Missouri Ave; under its public safety infrastructure enhancement mission.
 - Currently, W. Missouri Ave is a weak pressure flow point of service due to dead-end line.

By completing the water main loop connection to S. Santa Fe main it will provide a sustainable water pressure flow in the event of a of an emergency water access service (ie: fire hydrant) to the abutting residential community to the west side of S. Santa Fe.

- Public safety concerns with respect to traffic patterns of W. Missouri Ave have necessitated the reclassification of the roadway to a one-way (westbound) street.
 - In an effort to better manage the comingling of passenger car traffic with pedestrians and the weekly fleet traffic service to the site; one-way W. Missouri Avenue will be handled by the City’s Street department.
- Promotional message signage– Bailey ED recommended for FURA to invest in a temporary 3-5 month project signage that would rotate the community messaging as the site progresses through development phases as a tool to bridge community awareness of the project with overall FURA mission.
 - McMaster moved to approve an investment of up to \$500 in project messaging signage build, seconded by Hisey, passed unanimously by the Board.

South Academy Highlands (SAH)

Bailey ED provided an update on the SAH hotelier’s (site located south of Walmart) aggressive timeline for development and the longer-term vision of adding a second hotel to the site. She also updated the Board that the funds pledged by FURA for the berm are in an escrow account upon land closing

transaction with UTW. Proof of work completed is a pre-requisite for escrow draw to occur with the hotelier.

The Board discussed Venetucci Road project Scope of Work, estimated fees and the importance of keeping on track with the FURA mission and future visioning as it relates to allocation of funds to various projects. In order to gain a better understanding of the intricacy details of the requested project partnership and urgency project status, the Board requested Bailey ED to schedule a workshop between the City and FURA. NOTE: the workshop took place on June 18th at 8:00am at City Hall.

Property Updates

Bailey ED and the Board discussed the ongoing redevelopment of Riverbend Crossing (aka Fountain Valley Shopping Center). The site plan has changed numerous times due to the property ownership having to mold the development according to costs (construction costs in the region and the actual site improvements itself) and retail industry challenges.

Bailey ED provided an update to the Board about a business interest in the FURA-owned 212 W. Illinois Ave property. The entity is evaluating two locations for operations expansion; the other site is located in the northern Colorado Springs area. The benefits to the FURA-owned property are a lower cost to entry/establishment and diversity in rental/ownership terms, among various other aspects. The negatives to the FURA-owned property are the perceived lower household income ratios and the lack of current community planning efforts with respect to the proposed Blast-park community corridor plan. The entity is hopeful to make a decision on where to invest their business within a 45-day timeframe. The Board was supportive of the potential service-operator and new business investment within the Olde Town district.

FINANCE accounting:

CLA Bartow provided a FURA quarterly financial overview. McMaster moved to approve the acceptance of the quarterly financial statement, seconded by Mosher, passed unanimously by the Board.

Staff Resource Adoption

The Board discussed their support of \$23,000 in funding to allocate towards an 18-month long paid internship to alleviate staff workload. McMaster motioned for Intern recruitment as soon as possible, seconded by Kniep, passed unanimously by the Board. The Board tabled the discussion of staff resource until June 27th meeting.

El Paso County (EPC) Treasurer

Bailey ED updated the Board on EPC taxes for FURA-owned properties. Two classifications dictate the tax roll impacts of a property: 1) the type of use and 2) non-profit or for-profit property ownership. If the operational use of the property is FURA, no tax applied. If the property has for-profit tenant then the lease rate is used in a tax bill formula basis, which should become a pass-through cost to the tenant under the terms of the lease.

Mosher motioned for approval of pre-payments of \$2,185.75, and checks totaling \$4,116.48; in total of \$6,302.23; seconded by McMaster, passed unanimously by the Board:

- #1278 – El Paso county Treasurer - \$218.76
- #1279 – Acumen Environmental Svcs - \$3897.72

Announcements

- Stewart EDS provided a copy of the Olde Town Steering Committee postcard that announced the representatives of the 2019 working season for the district.
- Bailey EDM shared the State of Colorado: BluePrint 2.0 application is on track for submittal and she's currently collecting Letters of Support on behalf of FURA's application.
- Stewart EDS shared her experiences in attending DCI's Urban Renewal 101 Board training held in Ft. Collins; a second session is slated to occur in Pueblo CO in fall 2018.

The Chair asked if there was further business. No further topics were brought forth by subsequent board members; therefore Aragon motioned to adjourn, seconded by McMaster, passed unanimously at 8:53pm.



Kimberly Bailey, Executive Director

6-28-18

Date