

Paul Aragon is the Pastor of Restoration Church in southern Colorado Springs and serves the greater Fountain Valley Community. During his tenure in Ft. Collins, he was heavily involved in establishing a mixed-use project in the city's historic downtown. *Tenure 2015-2020 (2016 Vice-Chair)*

Kimberly Bailey, Executive Director, avails a career which spans a 26-year tenure in generating results through marketing, business development, and directional services. Through her distinctive blend of career highlights, she offers a hybrid specialty in cultivating business development strategies and marketing awareness missions to achieve targeted goals of success.

Jennifer Stewart, DOLA Intern, has been a City of Fountain resident since 2011. Upon her enrollment with the University of Colorado Denver's Political Science Master's Degree program in 2015, qualified her to participate in the Best & Brightest Program with DOLA. Prior work history includes the 4th Judicial District Attorney's Office and the 2014 Republican Committee, leading the way to believe strongly in public service and to pursue a career in local government

To learn more about FURA initiatives, URA district maps and project interests, please visit the website www.FURACO.org

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**Welcome to the inaugural release of the
Fountain Urban Renewal Authority (FURA) annual report.**

FURA was formed by the City of Fountain in 2008 with the establishment of the US85 urban renewal area. Today, there are four urban renewal areas designated in Fountain, these include: South Academy Highlands, Charter Oak, and Bandlely.

To date, four of the original seven commissioners are still serving on behalf of the community to
“revitalize, partner and fund with a sense of place for development.”

It's no coincidence that FURA was formed during the American Great Recession. From 2008 to approximately 2014, FURA was focused on acquiring seed funding and working with property owners to assist with demolition of ailing and non-productive commercial assets in the community.

In 2014, FURA was the pass through recipient of a \$50,000 minimal-interest bearing loan from the Pikes Peak Regional Building Authority (PPRBA) and City of Fountain. The loan represented a pilot collaborative program between PPRBA and a local municipality to aid in cleaning up tired commercial assets in the community. The results of these funds were evidenced by the demolition of three buildings that comprise approximately 74,480 square feet to clear three acres of land.

The pilot program works to provide non-interest bearing loans for the costs associated with environmental contaminate removal and actual demolition of buildings; that must be paid back to FURA over four quarterly installments within a one-year time frame.

FURA thanks the following entities for the progress on eradicating blight in the City of Fountain.

- Fountain Planning
- Fountain Fire and Police
- Fountain City Council
- Pikes Peak Regional Building Authority
- El Paso County Commissioners
- Paul Beneditti
- CliftonLarsonAllen
- Anderson Analytics, LLC

Without their supportive efforts, success would not be possible.

2015 Annual Report

FURA Mission:

The Fountain Urban Renewal Authority (FURA) was formed as a means to revitalize the community's under-served assets through an offering of partnership programs and sole-source project capacity funding.

It avails the opportunity to cultivate a quality “sense of place” and encourage new business development for a resilient local economy.

Funds are available for the 2016 fiscal year, after which time FURA will begin to pay back the loan to PPRBA, so the program can aid other municipalities within the Pikes Peak region on their challenges with blight.

The Authority has made great contributions and strides for both residents and businesses of Fountain. **Top accolades of 2015 projects/programs include:**

- ⇒ \$11,000 in matching funds towards a \$95,678 CDBG grant through El Paso County, known as the Gateway Improvement Project. The project consisted of improvements to neighborhood pedestrian access and landscape beautification located at the southern approach to the Fountain Creek Bridge.
- ⇒ \$37,500 in matching funds to cover salary expenses of a DOLA Best & Brightest intern for two-years as a dedicated staff resource to work on blight programs in the community.
- ⇒ \$50,000+ pledged to hire a Design Planner Consultant in 2016. The selected consultant will formulate design aesthetic standards for applicability to structures and public spaces, with particular attention to transitional appearance between the I-25 interstate and historic Olde Town district(s) for a cohesive environment.
- ⇒ \$125,000 in funds earmarked towards Capital Improvement Projects for the historic Olde Town district. The projects are identified through a collaborative efforts with the Olde Town Steering Committee and logistics coordinated planning with the City of Fountain and City Council approval.
- ⇒ \$138,600 in funds pledged as matching funds in grant applications to aid in the purchase of railway land and a national historic property located in the epicenter of the historic Olde Town district. The purpose of these to be acquired assets is to develop "Blast Park." The public space will pay tribute to the great train blast of 1888 with long term benefits to be realized in tourism and economic vitality in the district.
- ⇒ \$46M in TIF bond refinancing, which provided the opportunity to raise \$10M towards the completion of Venetucci Boulevard within the South Academy Highlands URA district, benefiting County and Colorado Springs residents.
- ⇒ The establishment of two new URA districts; Charter Oak and Bandlely.



Proposed "Blast Park" RxR land



Royalty & Windsor Apartments condemned in Gateway



Demolition of blighted assets



700 S. Santa Fe in Olde Town



Fountain Creek Bridge Beautification CDBG Project

2015 Board of Commissioners:

Jeff Plowman, Chair, is a long time community resident of Fountain. As the owner of Plowman Excavating Inc., his expertise in construction, infrastructure design, drainage flow, and utility feed services provide a natural fit for aiding in renewing blight areas of the community. *Tenure 2008-2015*

Bryan Kniep, Vice-Chair, is a professional planner and landscape architect in the construction industry and has worked on several urban renewal projects throughout Colorado as part of his project portfolio. *Tenure 2008- 2020 (2016 Chair)*

Steve Mosher has been a Fountain resident for nearly 40 years and a retired finance professional with extensive connections and networks throughout the Pikes Peak region. *Tenure 2008-2019*

Kathy Roby has worked for over 20 years in low-income housing, childhood development, and is licensed to practice law. She currently serves as the executive director for the City of Fountain Housing Authority. *Tenure 2008-2016*

Phil Thomas is a City of Fountain Council Member for District Ward 2 and Mayor Pro Tem 2016. He has a driven passion for eradicating blight and has worked on numerous policies on behalf of the City of Fountain. As a DOD retiree he provides critical military relations and a wealth of transportation knowledge. *Tenure 2013-2018*

Tom Scriven has over 35 years of business experience in managing or owning several large technology companies. His community development background is most recently derived as an activist with reviving the Appletree Golf Course in Fountain. *Tenure 2015-2020*

This annual report is dedicated to the following individuals who have dedicate time and possess a driven passion on behalf of blight, which aided in the heavy lifting of the Authority for current day.

Lisa Cochrun, Executive Director 2008-2014.

Jim Heckman, served on the board from 2008-2014, has lived in the Pikes Peak region since 1972, and a former City Council member for two terms. He currently serves as the General Manager for the Fountain Sanitation District.

Sam Heckman, through his serving on City Council from 2009-2013, aided FURA in identifying cross association relationships and funding avenues to collaborate efforts with rejuvenating blighted assets.

Ed Tyler served 2008-2012.

Harold Thompson former Mayor of Fountain and served on several public boards on behalf of the community; passed away in 2013.