

FOUNTAIN URBAN RENEWAL AUTHORITY
January 31, 2018
Minutes

Chair Paul Aragon called a regular monthly meeting of the Fountain Urban Renewal Authority to order at 6:05pm. Commissioners present included Bill McMaster, Steve Mosher, and Phil Thomas. Also in attendance: FURA's Executive Director (ED) Kimberly Bailey and CLA Carrie Bartow.

Chair Aragon presented for approval the December 20, 2017 meeting minutes. Thomas motioned for approval, seconded by Mosher, and passed unanimously by the board.

NEW ITEMS discussed:

Board Liability Insurance

ED Bailey provided a general overview of the policy coverage and appointment roles required through SDA of Colorado. Chair Aragon addressed the need of coverage due to a more active Authority and the pass through liability for FURA board members. CLA Bartow advocated for the highly rated provider and Thomas shared his experiences with SDA and stated it would be a phenomenal resource partner for FURA.

Thomas was nominated as designated SDA Representative and Jim Heckman was nominated as alternate SDA Representative on behalf of FURA. Aragon moved to approve the nominations, seconded by McMaster, passed unanimously by the Board.

Resolution 18--01: A resolution approving the SDA Board Liability Insurance Policy for Fountain Urban Renewal Authority as proposed. A motion for approval was made by Thomas, seconded by Mosher, passed unanimously by the Board.

Property Leases

ED Bailey mentioned that the (3) tenant leases for property 212 Illinois were due for renewal. She had inquired with real estate professionals as to going rates and FURA tenants are paying below market values. Bailey proposed 1) continuing with 1-year lease terms, due to the Illinois/Indiana roadway transitions of 2019 timing and 2) recommended keeping rents the same but to add in the trash remove service as a pass through expense covered by the tenants (approx. \$30 add-on per tenant per month). The board discussed the recommendations and concurred with recommendations. A motion for approval was made by Mosher, second by Thomas, passed unanimously by the Board.

Chair Aragon inquired about the broader scope of this property and how it parlays with the Blast Park mission of FURA. ED Bailey shared the following:

1. The city had applied to GOCO grant funding but was not awarded in 2017; however it still remains hopeful for Park engineering plan funding through GOCO in the future.
2. The area's holistic vision is a "green space" corridor that spans between Aga Park and to-be Blast Park that flanks the railway lines (with enhanced buffers) to encourage a pedestrian oriented open space for Olde Town.
3. As to the shelf life of the property under FURA ownership, that is a question to be further explored by the Board within the 2018 timeframe.

Property Management

With the impending purchase of Woodmen Hall in mid-2018, the board discussed the residential component of the to-be acquired property and the importance of retaining the mixed-use operations of the property (1st floor retail; 2nd floor residential). The Fountain Valley Housing Authority (FVHA) could be an option for FURA to work with as the property management entity specifically to care to the residential aspects of the 2nd Floor. ED Bailey asked for support of the Board to engage with the FVHA in tandem with the City Manager of Fountain to gain further insights to their services and coverages.

Thomas requested two specific areas to gain further FVHA details about; 1) damage coverage criteria and co-associated deductible concerns and 2) if there is a fee for service? What value? What's included?

McMaster referenced some sub-landlord term arrangements to alleviate the direct responsibility role for FURA with respect to tenant management and could explore those further with the board after the FVHA conversation takes place.

A motion for approval granting ED Bailey to further explore FVHA options was made by Thomas, seconded by Mosher, passed unanimously by the Board.

Chair Aragon brought to light a key communication role of FURA as it gets closer to the mid-2018 acquisition timing of Woodmen Hall. As Pastor of Restoration Church, Aragon is very informed of the mirage of community/social services for the Fountain Community; example: Food Ministry co-housed with Beckett Hall on US85. However, the community masses might not be as informed about the breadth of services available and how to connect with such services.

FURA should consider a pro-active story that provides a snapshot of these 501@3 services and promote such through FV Newspaper, Social Media channels, etc. The Board was very supportive of this idea and ED Bailey mentioned she could work with through the City's Public Engagement Officer as well on behalf of this idea.

UPDATES discussed:

South Academy Highlands

ED Bailey updated the Board as to the following activities.

RRA Amendment has been signed by Chair Aragon and submitted to the Trustee, which covers:

- Berm reduction on behalf of hotel development
- Pre-emptive and Pre-luminary budget expenses with respect to a Qualified Retailer (*QUAD*)
- 1% FURA Support Fee for the hotel development

Woodmen Hall

Due to the historic nature of this to-be acquired structure, ED Bailey wished to ask about what particular inspections should be completed. As this question was more directed to Kniep, she called and gained the answers, which included: foundation structure, asbestos, utility feeds into the property and service extension within property, pipes age and decay relevance, electrical wiring and capacities between the retail and residential floors, operational equipment condition, and the roof.

FINANCE accounting:

CLA Bartow provided and overview on current financials. The Board had no questions on this topic.

CLA Bartow advised the 2017 Audit is slated to transpire around April 10th window, with end of May roll up to City of Fountain Finance (as a sub-component of City's Audit). ED Bailey stated an Engagement Letter has not been provided yet to FURA. She poised to the Board if they would like to continue with BiggsKofford or request alternate provider quotes? CLA Bartow advised this would be the third year that FURA has engaged BiggsKofford and that across the spectrum there is a \$500 increase being realized in audit services this year. The board requested to remain with BiggsKofford for the 2017 audit.

ED Bailey reviewed the December payable, acknowledging an uptick in payables due to 1) a change to billing dates with Fountain Utilities (pre-payments) and 2) early December FURA meeting had late invoices come in paired with January invoices (checks) . Mosher motioned for approval of pre-payments of \$1,772.26, and checks totaling \$19,702.08; in total of \$21,474.34; seconded by Thomas, passed unanimously by the Board.

Pre-payments and Checks:

- #1250 – CHFA - \$4,002.56 (*quarterly payable*)
- #1251 – A&C Landscaping - \$640.00 (*Dec & Jan payable*)
- #1252 – Anderson Analytics - \$2,600.00
- #1253 – THK Associates - \$3,990.00 (*final payable*)
- #1254 – CLA - \$8,469.52 (*Dec & Jan payable*)

The Chair asked if there was further business. No further topics were brought forth by subsequent board members. Aragon motioned for adjournment, seconded by Thomas, passed unanimously by the board at 7:23 pm.



Kimberly Bailey, Executive Director

2-1-18

Date

FOUNTAIN URBAN RENEWAL AUTHORITY
February 28, 2018
Minutes

Chair Paul Aragon called a regular monthly meeting of the Fountain Urban Renewal Authority to order at 6:03pm. Commissioners present included Dennis Hisey, Steve Mosher, 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 January 31, 2017 meeting minutes. Mosher motioned for approval, seconded by Kniep, and passed unanimously by the board.

NEW ITEMS Discussed:

Olde Town Business Open House

EDS Stewart informed the Board that the February 21st Olde Town/Gateway Business Open House was a successful event; there were many new businesses in attendance and the feedback received was very valuable.

Improvements/Activity Timeline

ED Bailey provided a copy of the Olde Town Improvements and Activity Timeline document to the Board. This document has been suggested to be released with the FURA Annual Report and housed on the FURA website. Above the line on the document, are policy action items highlighted. Below the line are the project improvement items either visible or non-visible (ie: infrastructure) to the public. The intent of the Timeline is to communicate activity within the districts from pre-2014 to the present. It's foreseen to be an ongoing, useful tool for the community; a supportive aid for the next wave of infrastructure improvements through the THK effort; as well as to educate new third party developers to invest in the districts.

Demolition Bids and Services

ED Bailey provided cost quotes from two demolition contractors for the Olde Town Grocer site. The Board discussed the positive rapport FURA has with both companies, the past connections they have each had with FURA projects, and the general business community. Kniep motioned for approval of Division 2 Demo & Dirt's (Kevin Murphy, owner) services at a value of \$61,500, seconded by Mosher, passed unanimously by the Board.

Real Estate

ED Bailey informed the Board that she recently delivered the drafted lease to the Grocer operator. One missing element to the document is the monetary monthly lease amount; ED Bailey is waiting on a construction "punch list" in order to determine a more finite number from the already agreed upon of \$9,000-\$12,000 monthly lease term range with Grocer operator.

ED Bailey informed the Board that multiple brewery operations have inquired about placement within FURA properties. Subsequent meetings are to be held with the entities, as such it behooves the Authority to discuss its plans/wishes with regards to property ownership or disposal.

Property/Project Administration

ED Bailey provided the Board with a property and project administration matrix; Chair Aragon discussed the changes that have occurred with the growth of FURA and the extended responsibilities and job portfolios of FURA staff. The matrix outlines the costs associated with hiring an outside property management firm, the costs to keep the additional responsibilities in-house and the timelines and plans with each FURA owned property. The Board discussed:

- FURA long-term and overall bigger picture in regard to property ownership and projects
 - Past and current opportunistic role as a catalyst for district improvement
 - Long-term land ownership vs. property disposal to private ownership
 - Land holdings strategy among Olde Town and Gateway districts
- Commonality of outsourcing services within other Urban Renewal Authorities around the state
 - ED Bailey explained due to FURA size and districts' make-up we are a more nimble Authority and able to respond quicker to needs and market opportunities vs. larger Statewide Authorities; echoed by CLA Bartow
 - ED Bailey explained that due to the current pace of the market, consultants and property managers are under-delivering services with fees ranging higher
 - Kniep expressed if FURA was to continue with a larger base of tenants then a third-party Property Management firm makes sense; if we are to stay small and/or reduce the current tenant count then FURA could invest in services in house for more value added services to the community at large
- Structural and workload changes for FURA staff
 - Invest in Part-time intern for property management coverage, marketing, grants, etc.
 - Provides a means to focus EDS on small business support/development; a critical void in the US85 URA

FURA staff exited and the Board discussed long and short term personnel matters and no action was taken. The Board requested for City Manager Scott Trainor to attend March's meeting to discuss possible repositioning within FURA. **Update: City Manager will be in attendance at the March 21st FURA meeting, which is a reschedule from March 28th meeting date.**

FINANCE accounting:

CLA Bartow provided a FURA financial overview. There were no questions from the Board.

CLA Bartow informed the Board that this will be the third year with auditors Biggs Kofford and the FURA audit will be in April timeframe. Kniep motioned for approval of engagement with Biggs Kofford for the 2017 annual audit with a fee of \$7,450.00, amended from the original fee of \$7,350.00, seconded by Hisey, passed unanimously by the Board; Chair Aragon signed the Biggs Kofford Engagement Letter.

Mosher motioned for approval of pre-payments of \$1,315.24, and checks totaling \$14,110.72; in total of \$15,425.96; seconded by Hisey, passed unanimously by the Board.

CK#1262 – A&C Landscaping = \$320.00
CK#1261 – Anderson Analytics = \$2600.00
CK#1260 – Hogan Lovells = \$1813.50
CK#1259 – Paul Benedetti = \$1040.00
CK#1258 – Compass Survey & Mapping = \$950.00
CK#1257 – CLA = \$7387.22

The Chair asked if there was further business. No further topics were brought forth by subsequent board members; therefore Mosher motioned to adjourn, seconded by Kniep, passed unanimously at 7:40pm.



Kimberly Bailey, Executive Director

3-22-18

Date

FOUNTAIN URBAN RENEWAL AUTHORITY
March 21, 2018
Minutes

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

Chair Aragon presented for approval the February 28, 2018 meeting minutes. Hisey motioned for approval, seconded by Mosher, and passed unanimously by the board.

NEW ITEMS Discussed:

2017 Annual Report

ED Bailey provided the Board with a draft copy of the 2017 Annual Report that is released each year around the April or May timeframe. The Annual Report outlines 2017 initiatives and articulates progress made throughout the year. In 2018, the Annual Report will be released in tandem with the Blight Properties Map that is also updated annually. ED Bailey asked the Board to please review the Report and provide any feedback as needed.

UPDATES Discussed:

ED Bailey informed the Board that two of the units within 212 W. Illinois Avenue will need a new water heater and that evaluation of costs and repairs versus replacement are currently being explored. She also informed the Board that there has been interest in the 212 W. Illinois Avenue site by a brewer operator. This use parlays well with the future Blast Park visioning.

FINANCE accounting:

No representative from CLA attended the meeting, thus no financials were reviewed during the meeting.

Mosher motioned for approval of pre-payments of \$1,932.73, and checks totaling \$15,092.36; in total of \$17,025.09; seconded by Hisey, passed unanimously by the Board.

CK# 1269 – El Paso County Treasurer - \$371.06
CK# 1268 – El Paso County Treasurer - \$8754.58
CK# 1267 – Alpine Consulting - \$3310.00
CK# 1266 – Hogan Lovell Legal - \$2418.00
CK# 1265 – Paul Benedetti Legal - \$220.00
CK# 1264 - VOID
CK# 1263 – Shopper Press – \$18.72

The motion to open Executive Session regarding Instructions for Negotiators was made by Mosher, seconded by Hisey and passed unanimously by the Board at 6:13pm. The motion to adjourn the Executive Session was made by Hisey, seconded by Mosher and passed unanimously at 7:25pm.

The Chair asked if there was further business. No further topics were brought forth by subsequent board members; therefore Mosher motioned to adjourn, seconded by Hisey, passed unanimously at 7:39pm.



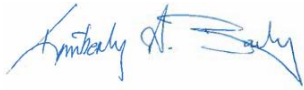
Kimberly Bailey, Executive Director

5-17-18

Date

FOUNTAIN URBAN RENEWAL AUTHORITY
April 25, 2018
No-Quorum Record

Due to lack of quorum, the Fountain Urban Renewal Authority has cancelled its April monthly meeting.



Kimberly Bailey, Executive Director

8 -30-18

Date

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.civillive.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

FOUNTAIN URBAN RENEWAL AUTHORITY

June 27, 2018

Minutes

Chair Paul Aragon called a regular monthly meeting of the Fountain Urban Renewal Authority to order at 6:09pm. Commissioners present included Dennis Hisey, Steve Mosher, Bryan Kniep and Bill McMaster. Also in attendance: FURA's Executive Director (ED) Kimberly Bailey, Economic Development Specialist (EDS) Jennifer Stewart and CLA Thuy Dam.

The City of Fountain Mayor Ortega briefly addressed the board before meeting began to express appreciation of the Board's efforts/activities on behalf of community initiatives.

Chair Aragon presented for approval the May 16, 2018 meeting minutes. Hisey motioned for approval, seconded by Mosher, and passed unanimously by the board.

NEW ITEMS Discussed:

Charter Oak District

Bailey ED informed the Board that the URA's Charter Oak District includes a proposed rail-served business park (RSBP); whereas a memorandum of understanding (MOU) has been signed by all parties as of early May. The establishment of the MOU is for the purpose of beginning the due diligences phase; whereas resource funds have been pledged by parties in order to circumvent various aspects of the project. The Board discussed:

- FURA future income derived from project (property and use taxes)
- Fort Carson inclusion and resiliency support
- Workforce pipeline potential; approximately 350+ veterans exit military every month with specialized skill-sets parallel with RSBP project
- Overall conceptual plan; short-term and long-term timelines

Boise, Idaho Community Planning

Bailey ED recently attended the Colorado Springs Chamber & EDC Regional Trip to Boise, Idaho centered on community planning, place making, and future visioning over the span of decades. Bailey ED discussed how encouraging it was to see the realized benefits of their past planning efforts, many of which FURA is focused on. She explained that the City of Boise was a great case study for FURA.

AmeriCorps VISTA Program

Bailey ED informed the Board that, throughout the process of recruiting an Intern for 18-24 tenure, she became aware of the AmeriCorps VISTA Program. The program has a focus on poverty and is specific in its mission; therefore the intern can only perform certain tasks. The Board discussed the following:

- Intern is entitled to benefits, stipend and relocation costs via the program (covered by AmeriCorps)
- Three year commitment at 1-year annual extension intervals
- Positives – quality candidates with a focus on FURA related mission

- Scope – longer tenure than anticipated; no ability for intern to fulfill the need for administrative-related tasks; extended financial commitment

The Board was supportive of the VISTA program and also conveyed that finding a quality intern that is the right fit for FURA's needs is most important. The Board gave support to Bailey ED to choose the right candidate through whichever means the candidate applies for the position. The timeline is to conduct interviews the last half of July, with onboarding by the middle of August.

UPDATES Discussed:

Aesthetic Design Guidelines and Urban Renewal Vision

Bailey ED discussed progress to date on the Town Design Guidelines project completed in December of 2017. Through the plan, THK Consultants recommended seventeen initiatives. Bailey ED provided the Board with a matrix outlining these initiatives with an associated timeline for completion; "already underway" to long-term (6+ years) timeframe. The matrix also accounts for outside agencies the City and FURA would have to work with on behalf of particular project scopes.

The matrix has been presented to the Olde Town Steering Committee where they ranked the initiatives by priority. Recently, City Staff held an internal departmental meeting to discuss these initiatives and also rank priorities. Departmental Staff was able to provide a sketch plate of what projects are in the short and long term funnel, most specifically Streets and Transportation projects.

Ultimately what transpired from these sessions was a pilot study area concept being proposed on N. Main Street (between Ohio and the Violin Shop area). By parlaying project funds of city's Street and Utilities, FURA, and El Paso County CDBG grant application for 2019/2020, we gain a cost-efficient holistic sample design corridor for community assimilation. The Board was supportive of the pilot area idea and working with the City and El Paso County to budget and plan for future collaboration on the Town Design Guidelines initiative.

Blast Park and Aga Park Pedestrian Corridor

Bailey ED informed the Board the "Blast Park and Aga Park Pedestrian Corridor" was the project of choice highlighted in FURA's Colorado Blueprint Community Placemaking grant application submitted as of June 1st. As FURA and the City will work collaboratively on this pedestrian corridor project, we are all struggling with the narrow corridor envisioning possibilities. Bailey ED shared some incorporation concept ideas to spur conversation. The proposed vision of the project is to create a cohesive, walkable design from Blast Park to Aga Park, wherein pedestrians can easily connect through the parks with creating "a sense of place". Based on the previous work done with FURA and the knowledge of the Fountain community, the Board discussed and supported Bailey ED exploring initial cost quotes from THK Consultants for conceptual design ideas for the corridor. Additionally, the Board discussed the importance of community outreach for this project.

Property Overviews

South Academy Highlands - As of June 26th, City Council approved the tax sharing agreement for the hotelier. The QUAD has received interest from two food and beverage operators that are currently being explored.

212 W. Illinois Ave –

- Backflow testing was completed and passed
- Bailey ED requested FURA invest in a soil test, as to the prior decades of use on the property; which will be a necessity step in the overall long term repurpose planning of the site area. Kniep motioned for approval of soil proposals from up to three soil engineers, seconded by Mosher, passed unanimously by the Board.

The Board discussed Woodmen Hall. In compliance with the first condition of the purchase contract agreement, McMaster motioned to approve the deposit of the earnest money, by Friday, June 29th, seconded by Kniep, passed unanimously by the Board. Update: Bailey ED completed wire transfer of earnest funds on Thursday, June 28th.

FINANCE accounting:

CLA Dam provided a FURA financial overview. There were no questions from the Board. CLA Dam provided an overview of the 2017 Audit. There were no questions from the Board. Mosher motioned for approval of pre-payments of \$1,562.17, and checks totaling \$93,779.73; in total of \$95,341.90; seconded by Kniep, passed unanimously by the Board.

Checks included:

- #1280 – CHFA - \$4,002.56 quarterly payment
- #1281 – Rapido Rolloff - \$63,025.00 – demolition contractor
- #1282 – Reliable Sanitation - \$753.00 – grease trap containments removal
- #1283 – Hogan Lovells - \$558.00 – legal services
- #1284 – Paul Benedetti - \$400.00 – legal services
- #1285 – BiggsKofford - \$7,450.00 – 2017 audit services
- #1286 – CLA - \$17,591.17 – two months of financial services

UPCOMING events & announcements

- Dennis Hisey – District 2 Senate election primary win
- Loaf and Jug to reduce food assortment offerings of business operations by end of July; heightened importance to derive a food service in Olde Town

The Chair asked if there was further business. No further topics were brought forth by subsequent board members; therefore Mosher motioned to adjourn, seconded by Hisey, passed unanimously at 8:01pm.



Kimberly Bailey, Executive Director

8-30-18

Date

FOUNTAIN URBAN RENEWAL AUTHORITY
July 25, 2018
No-Quorum Record

Commissioners present included Phil Thomas, Dennis Hisey and Steve Mosher. Also in attendance: City of Fountain Mayor Ortega, FURA's Executive Director (ED) Kimberly Bailey, EDS Jennifer Stewart and CLA Carrie Bartow.

Due to lack of quorum, Agenda items were discussed and no action was taken.



Kimberly Bailey, Executive Director

8-30-18

Date

FOUNTAIN URBAN RENEWAL AUTHORITY

August 29, 2018

Minutes

Chair Paul Aragon called a regular monthly meeting of the Fountain Urban Renewal Authority to order at 6:03pm. Commissioners present included Steve Mosher, Bryan Kniep, and Bill McMaster. Also in attendance: City of Fountain Mayor Ortega, FURA's Executive Director (ED) Kimberly Bailey, Economic Development Specialist (EDS) Jennifer Stewart and CLA Carrie Bartow.

Chair Aragon presented for approval the June 27, 2018 meeting minutes. Kniep motioned for approval, seconded by Mosher, and passed unanimously by the board.

NEW ITEMS Discussed:

Real Estate

Woodmen Hall – in preparations for property closing, four building inspections completed as of August 28th with finding due in approximately a week. ED Bailey invited the Board to the property closing walk-through on September 26th and will inform the Board of late afternoon timing; to pair with regularly scheduled September FURA meeting. ED Bailey presented the Fountain Housing Authority (FHA) draft contract for property management services of 2nd Floor Residential Units; that outlines the management and operation agreements between FURA and FHA. ED Bailey requested suggestions and feedback from the Board and its legal/financial service providers over the next few weeks.

The Board discussed the repurpose use of 1st Floor Woodmen Hall; the tentative plan for approximately a year and a half is to utilize it as a community event rental hall. This will fill a documented void in the marketplace for the community, bring new activity into Olde Town, and provide time for a public conversation as to the best long-term use and vision for the property. Per City Manager, the City Clerk's Office can accommodate booking logistic services with the public while it is an event space, a service they already perform with all other City-owned meeting space facilities.

ED Bailey informed the Board the property roof was damaged again after the second hail storm. The Board discussed various options as to the approaching closing date and replacement timelines. ED Bailey will discuss logistics with the property ownership real estate broker and inform the Board in the following weeks.

212 W. Illinois Ave – ED Bailey presented a new use site plan from a possible new tenant inquiry. She explored the proposed user's operational timelines. ED Bailey informed the Board that soil testing, instructed to be performed, is underway; due to the site's historical industrial use. The Board discussed the new use concept and Kniep motioned for approval of ED Bailey to further explore term negotiations toward obtaining a Letter of Intent commitment, seconded by Mosher, passed unanimously by the Board.

US85 Grocer Project – ED Bailey presented two contractor bids for the construction of the Grocer site. The Board agreed to further discussion once quote bids were reflective of an approximately 60% complete site plan. The Board also discussed FURA mission and fiduciary obligations with respect to the project.

UPDATES Discussed:

ED Bailey informed the Board that an Intern candidate was chosen, Walter Achromowicz a UCCS Graduate Student. The internship runs September 4, 2018 thru January 28, 2019.

South Academy Highlands

ED Bailey updated the Board on development progress

- Freddy's and the Car Wash are under construction; Hotelier is completing its site plan submission through PPRBD.
- Venetucci Road consultant tentatively planning to attend an upcoming FURA meeting; TBD
- QUAD allowances for board consideration were discussed; FURA board fully supportive of resource allocations toward the progression forward with the project.

FINANCE accounting:

CLA Bartow provided a FURA financial overview. There were no questions from the Board.

Due to lack of quorum at the July 25, 2018 meeting, Chair Aragon presented to ratify July FURA payables totaling \$17,094.40, Mosher motioned for approval, seconded by McMaster passed unanimously by the Board.

Mosher motioned for approval of pre-payments of \$1,441.01, and checks totaling \$16,512.78; in total of \$17,953.59; seconded by Kniep, passed unanimously by the Board.

Checks included:

- #1292 – Safe Haven Gutters - \$86.00
- #1293 – Shopper Press - \$52.26
- #1294 – BNSF - \$2491.83
- #1295 – CLA SVC - \$3996.87
- #1296 – Rapido Rolloff - \$2885.82
- #1297 – UMB Bank - \$7000.00

UPCOMING events & announcements

1. November 2, 2018: URA 101 training hosted by DCI in Pueblo
2. Community Resource Guide is now available via City's Website
https://www.fountaincolorado.org/UserFiles/Servers/Server_6004363/File/Home%20page/Community%20Resource.pdf

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 Mosher, passed unanimously at 7:53pm.



Kimberly Bailey, Executive Director

9.26.18
Date

FOUNTAIN URBAN RENEWAL AUTHORITY
September 26, 2018
Minutes

Chair Paul Aragon called a regular monthly meeting of the Fountain Urban Renewal Authority to order at 6:00pm. Commissioners present included Steve Mosher, Bryan Kniep, Phil Thomas, Dennis Hisey, and Bill McMaster. Also in attendance: FURA's Executive Director (ED) Kimberly Bailey and CLA Carrie Bartow.

Chair Aragon presented for approval August 29, 2018 meeting minutes. Thomas motioned for approval, seconded by Hisey, and passed unanimously by the board.

NEW ITEMS Discussed:

Olde Town District

Lori Brazil Legacy – ED Bailey shared the news of Lori Brazil's passing and her legacy of engagement within the Olde Town District. Her champion voice will be missed on behalf of business support and community engagement.

THK Design Aesthetics Project – ED Bailey opened the discussion about a pilot project simulation area for 2019 city departmental collaboration with FURA towards a collaborative submittal application to El Paso County on behalf of 2019 CDBG grant funds; and explored the public engagement process. The Board echoed to stay the course of district planning vision, to work collaboratively with the City, and ensure a uniformed outreach effort to all public bodies for continued engagement with the project.

2018 Holidays

4th Annual Window Décor Program – ED Bailey presented the date span for this year's program sponsored by the Economic Development Commission on behalf of business support for the Olde Town/Gateway Districts.

Woodmen Hall – ED Bailey explored the idea of an Open House for the newly acquired Woodmen Hall and its catalyst potential as a cornerstone project within the Olde Town district for 2019 and beyond. The Board supported the idea, selected a date, sketched a concept for the evening offerings, and devised a punch list of property improvements. The Board approved the Executive Director to expense up to \$7000 on property clean up and \$5000 on an Open House. McMaster motioned for approval seconded by Kniep, and passed unanimously by the Board.

2019 Planning

Fountain Valley Housing Authority transition – ED Bailey advised the Housing Authority has completed its inspection of the residential units and provided a punch list of improvements to ensure safe and sanitary premises as a provider of property management services. The tentative date for contract services is January 7, 2019; with contracts in legal review by FURA.

Board Tenure – ED Bailey advised as of January 1, 2019 three seats will be vacant on the FURA board; Scriven resigned due to health limitations; Mosher tenure to expire and non-renew; Hisey foreseen to

transition to the State Senate post-election. Therefore, the Board evaluated the caliber of talent in search of replacements to align resources with FURA initiatives going forth in subsequent years. Collaboratively, the Board and ED Bailey will outreach with possible talent recruitment for recommendation by December 2018 to present to City Council for 2019 appointment.

Budget Preparations – CLA Bartow advised that by October 15, 2018 a draft is statutorily required to be provided for Board review. Please look for this draft by this date from CLA. November will be a morphing process with a final draft due by December for the statutorily required Public Hearing; whereas a formal adoption to take place by December 31, 2018 by the board and formal submittal to the State by January 31, 2019.

UPDATES Discussed:

South Academy Highlands

ED Bailey suggested a workshop be considered in regards to Venetucci Road project and outparcel development potential with UTW developer in house and consultants. The Board instructed the Executive Director to work on scheduling the appropriate date for the workshop to take place.

FINANCE accounting:

RESOLUTION 18-02: A Resolution Authoring the Chair and Executive Director to Negotiate AND Agree to Loan Terms with Independent Bank Colorado; McMaster motioned for approval, seconded by Mosher, and passed unanimously by the Board.

CLA Bartow provided a FURA financial overview. There were no questions from the Board.

Hisey motioned for approval of pre-payments of \$1,438.89, and checks totaling \$21,224.71; in total of \$22,663.60; seconded by Thomas, passed unanimously by the Board.

Checks included:

- #1298 – Arellano Landscaping - \$450.00
- #1299 – VOID
- #1300 – Jazy Fri - \$260.00
- #1301 – Alpine Consulting - \$1195.00
- #1302 – Paul Benedetti - \$1140.00
- #1303 – El Paso County Treasurer - \$251.71
- #1304 – Hogan Lovell - \$511.50
- #1305 – UMB - \$6500.00
- #1306 – CLA - \$10916.50

UPCOMING events & announcements

1. Community Resource Guide is now available via City's Website
https://www.fountaincolorado.org/UserFiles/Servers/Server_6004363/File/Home%20page/Community%20Resource.pdf

2. Awareness of Woodmen Hall property relevance to City of Fountain's annual Truck or Treat community event along Main Street
3. October 24, 2018 FURA meeting has been cancelled due to impending South Academy Highlands workshop session to be scheduled; next meeting date is November 28th

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 Mosher, passed unanimously at 8:03pm.



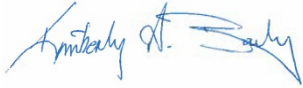
Kimberly Bailey, Executive Director

12.19.18

Date

FOUNTAIN URBAN RENEWAL AUTHORITY
October 24, 2018
No-Quorum Record

Due to lack of quorum, the Fountain Urban Renewal Authority has cancelled its October monthly meeting.



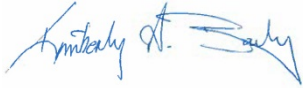
Kimberly Bailey, Executive Director

8 -30-18

Date

FOUNTAIN URBAN RENEWAL AUTHORITY
November 28, 2018
No-Quorum Record

Due to lack of quorum, the Fountain Urban Renewal Authority has cancelled its November monthly meeting.



Kimberly Bailey, Executive Director

8 -30-18

Date

FOUNTAIN URBAN RENEWAL AUTHORITY
December 19, 2018
Minutes

Chair Paul Aragon called a regular monthly meeting of the Fountain Urban Renewal Authority to order at 6:02pm. Commissioners present included Steve Mosher, Phil Thomas, and Bill McMaster. Also in attendance: FURA's Executive Director (ED) Kimberly Bailey and CLA Carrie Bartow.

Chair Aragon opened the Public Hearing at 6:05pm pertaining to the 2019 Annual Budget. No public audience was noted in attendance for the hearing. At 6:06pm, Mosher motioned for Public Hearing closure, seconded by McMaster, and passed unanimously by the board.

CLA Bartow provided a general overview of the 2019 Annual Budget as to its assumption findings:

- Olde Town Grocer Project Structure
- Line of Credit Principle Debt
- Olde Town Arts Fund Reserve
- 212 Illinois Property Investment
- Woodmen Hall Property Management
- Revenues Modeling (Sales/Use/Property Tax Collections)

Thomas motioned for approval of Resolution 18-03: A Resolution approving the 2019 Budget of the Fountain Urban Renewal Authority; second by Mosher, and passed unanimously by the board.

Chair Aragon presented for approval September 26, 2018 meeting minutes. Mosher motioned for approval, seconded by Thomas, and passed unanimously by the board.

UPDATES discussed:

2019 Board Appointments

Chair Aragon expressed interest to continue as FURA 2019 Chair.

McMaster expressed interest to serve as FURA 2019 Vice Chair.

Thomas motioned for Leadership Role(s) approval, second by Mosher, and passed unanimously by the board.

South Academy Highlands

ED Bailey presented a Memorandum of Understanding on behalf of pledged funds toward the completion of the City of Fountain Venetucci Road project. The board discussed the cost valuation findings via the RFQ process, with a co-associated closing date of December 22, 2018. The board requested to be informed of the RFQ costs associated with the project's RFQ bid closing. **UPDATE:** ED Bailey shared the RFQ cost findings on January 7, 2019; MOU was presented and signed by City Council on January 8, 2019.

2019 Work Plan (Real Estate)

EDM Bailey shared a draft of the 2019 Work Plan for discussion. The board addressed the following initiatives: 1) City Council areas of focus for FURA collaboration, 2) Woodmen Hall timeline and cost feasibility, 3) Olde Town Grocer resource commitment, 4) Olde Town/ Gateway Aesthetic Design Guidelines, and 5) Public communication on behalf of URA district projects. The discussion culminated with a priority ranking of the projects within the 2019 Work Plan.

FINANCE accounting:

McMaster motioned for SDA Liability Insurance approval, second by Thomas, and passed unanimously by the board.

McMaster motioned to ratify the October and November account payables, second by Thomas, and passed unanimously by the board.

McMaster motioned for BiggsKofford Audit Engagement approval, second by Thomas, and passed unanimously by the board.

McMaster motioned for approval of pre-payments of \$2,625.72, and checks totaling \$17,880.62; in total of \$20,506.34; seconded by Thomas, passed unanimously by the Board.

Checks included:

#1331 Colorado SDA	\$3695.41
#1332 T. Charles Wilson	\$495.00
#1336 P. Benedetti	\$1660.00
#1335 City Glass Company	\$2018.08
#1334 Independent Bank	\$1904.07
#1337 Hogan Lovell	\$2362.00
#1338 City Glass Company	\$373.06
#1339 Taylor Painting	\$3600.00
#1700.00 Taylor Architecture	\$1700.00
#1341 Achievement Gallery	\$73.00

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 Mosher, passed unanimously at 8:10pm.



Kimberly Bailey, Executive Director

1.30.19

Date