FURA

Fountain Urban Renewal Authority

"revitalize, partner and fund with a sense of place for development."

2025 Annual Report

URA Property-Owned Assets

Woodmen of the World Hall *(W-Hall)*

The Authority looks forward to welcoming its 1st FL tenant operations—Sonora's Prime Carnicería & Taco Shop—as of Spring 2026 with a press release announcement effective on February 2025. The property has transformed with five phases of upgrades to the historic 1905 Woodmen of the World (W-Hall) Hall asset in an effort of historic preservation in adaptive reuse for small business fulfillment.

⇒ The project earned 5YR designation under the Enterprise Zone Community Contribution Program

⇒ The Woodmen of the World 1905 Adaptive ReUse Commercial Project (W-Hall) was a guest presentation at the 2025 Saving Places Historic Preservation Conference.

⇒ The Sonora's Prime lease shall address retail leakage services in the Olde Town District which has been defined as a food-desert pocket in the community

Enterprise Zone – Community Contribution Program *(EZ-CCP)*

The W-Hall project earned 5YR designation by El Paso County and State of Colorado EDC on behalf of establishing an equity-capital fundraiser campaign on behalf of historic preservation thru adaptive reuse with a generation of new small business economic vitality in the Olde Town District of the US85 URA. In the inaugural 2025 year of contributions, the campaign received 4xs the donor requirement minimum to gain re-certification project designation status.

FURA recognizes and thanks our donors:

Schmidt Construction	CliftonLarsonAllen
Brownstein Hyatt Farber Schrek	P.Benedetti, Esq.
TDG Architecture	Nunn Construction
5Star Bank	Cinegraph Media
Dirt2Demo	Economic Development Commission

Learn more about "How to Contribute" to the mission through the EZ-CCP designation which provides for a 5YR equity capital campaign to invest in additional infrastructure upgrades towards Small Business fulfillment. Our 3-Part educational series shall provide guidance:

- Discover the W.O.W. at Woodman Hall *(OCT'25—Community Heritage)*
- Forging the W.O.W. at Woodman Hall *(Nov.'25—Downtown Revitalization)*
- Support the W.O.W. Renaissance at Woodman Hall *(Dec'25—Catalyst Momentum)*

NOTE: Effective January 2026, the project shall retain its heritage namesake as Woodmen of the World Hall (W.O.W.-Hall). Community generations shall ebb and flow in references as Woodmen or Woodman which are equally recognized to the namesake, per the Woodmen of the World fraternal organization established in 1883.

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.

URA Property-Owned Assets *(cont.)*

US85 Pad Site

FURA owns a 1.14 Acre assembled shovel ready site with a rear service alley on the high-traffic US85/87 corridor. The Pad Site has been marketed through on-site signage to engage commercial development outreach to derive new services and businesses in the Olde Town district. Interested parties can learn more at www.FURACO.org or contact **Westward Properties** at **719-301-9378** or www.westwardprop.com.

US85 Pad Site Signage

URBAN RENEWAL AREA (URA) designations

US85 *(era 2009-2033)*

Is the original designation area per the Gateway Master Plan. In 2025, the Authority provided a Letter of Support per CDOT request application for US85 Bridge Replacement over Fountain Creek Structure J-18-M.

South Academy Highlands

This URA actually represents a two-part urban renewal district area**.**

Phase I is 100% developed, with bond debt issuance, and welcomed a second hotelier property in 2025 *(era 2014-2039).*

Phase II was recently established in 2024 on behalf of Venetucci BLVD roadway maintenance funding and to support future land development of 34AC pad sites *(era 2024-2049) .*

To learn more, a site plan aerial brochure is available online.

Bandley *(era 2015)*

The stand-alone, privately owned SoCO RIC building is 80% occupied by multi-tenant operators with a remaining 49-acres land site as actively listed available for future development. To learn more, please visit http://www.furaco.org/ric.html

Charter Oak *(era 2016)*

The URA was established in support of the proposed Southern Colorado Dual-Service Rail Park as envisioned to be located along the front range on over 3,000 acres of rural land situated between the Colorado Springs Nixon Power Plant (CSU) and Fort Carson Military Reservation. Effective in 2025, the land area was annexed into City of Colorado Spring. Learn more online at http://www.furaco.org/rsbp.html

East Infill *(era 2025—2050)*

As of December 2025, the East Infill URA was established to address public infrastructure, pedestrian safety, and CDOT Mesa Ridge Parkway transportation requirements along the burgeoning growth corridor in the city, to support future land development of 317AC pad sites. Click here to learn more.

Contact Info:

Fountain Urban Renewal Authority, *attn: Executive Director*
Fountain, CO 80817
719-433.6575 or www.FURACO.org

FURA

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

- *Fountain Planning*
- *Fountain Fire and Police*
- *Fountain Utilities*
- *Fountain Neighborhood Svcs.*
- *Fountain City Council*
- *Fountain Housing Authority*
- *Fountain Museum and Historic Society*
- *Pikes Peak Regional Building Department*
- *El Paso County Commissioners*
- *State of Colorado OEDIT and DOLA and Historic Preservation*
- *Brownstein Hyatt Farber Schreck (BHFS), Esq.*
- *Paul Beneditti, Esq.*
- *Hogan Lovells, Esq.*
- *5Star Bank*
- *CliftonLarsonAllen*
- *Anderson Analytics, LLC*
- *Nunn Construction*
- *Tremmel Design Architect*
- *Pioneer Development Corp.*
- *Raine Building G.C.*

Without their supportive efforts, success would not be possible.

Board Members:

Bill McMaster (Chair), Richie Lyon (Vice-Chair), Jennifer Herzburg, Aileen Berrios, Nichole Reinhardt, Megan Kane, Craig Anderson; and Kimberly Bailey (Executive Director)

Founded: 2008