

FOUNTAIN URBAN RENEWAL AUTHORITY

January 16, 2024

(COVID-19 Social Distancing and Unvaccinated Masks in effect)

General Board Meeting Minutes

The incumbent Chair Aragon called a regular monthly meeting of the Fountain Urban Renewal Authority to order at 6:03 pm. Commissioners present included Vice Chair (VC) McMaster, Nicole Reinhardt, Logan Broz, and Jennifer Herzberg. Additional attendees included: CliftonLarsonAllen (CLA) Carrie Bartow and Rob Lange; FURA Executive Director (ED) Kimberly Bailey and Administrative Associate (AA) Nate Shull.

APPOINTMENTS

Chair Aragon acknowledged City Councilmember (CM) Jennifer Herzberg in attendance and provided an introduction as the City appointee to the Authority of behalf of the term as served under City Councilmember Tamera Estes. CM Herzberg will fulfil Term 2023-2028 as City representative. The Authority provided a round of introductions and welcomed its newest board member.

Chair and Vice Chair Appointments

ED Bailey introduced a recommendation on behalf of Chair Aragon and Vice Chair McMaster for their subsequent appointment positions for 2024 and/or asked for other expressed interests of board appointment nominations. With no other expressed interests of board appointment nominations, the following motions transpired by the Authority.

- The incumbent Chair Aragon motioned for Vice Chair McMaster reappointment, second by Broz, and the motion passed unanimously by the board.
- Herzberg motioned for Chair Aragon reappointment, second by Broz, and the motion passed unanimously by the board.

CONSENT AGENDA

The following Consent Agenda items were presented for approval:

- Approval of November 16, 2023, General Meeting Minutes
- Ratify December 19, 2023, Accounts Payable
- Approval of January 16, 2024, Accounts Payable
- Approval of January 16, 2024, Monthly Financials Report

VC McMaster motioned for Consent approval as denoted, second by Herzberg, and the motion passed unanimously by the Board.

OLD ITEMS

Enterprise Zone Community Contribution Program

AA Shull stipulated the El Paso County Administrator would be recommending a final approval of FURA's Enterprise Zone Community Contribution Program with the State of Colorado Economic Development Commission on January 18, 2024, per the eligibility status and application submittal on behalf the Woodman Hall Adaptive Reuse project. Herzberg inquired about a financial ROI analysis for the ground floor tenant procurement. ED Bailey mentioned Westward Brokers and CLA are working with FURA on devising an ROI proforma on behalf of negotiation terms and conditions with future tenant lease engagement.

Update: On January 22, 2024, the Authority was notified of the State of Colorado Economic Development Commission has officially approved FURA Woodman Hall Adaptive ReUse application as a designated eligible contribution project under the [State/County Enterprise Zone](#) (EZ). The designation provides for a means to bolster an equity-capital fundraising campaign over the next 5YRS towards Woodman Hall infrastructure improvements; with an anticipation of the equity-capital campaign to launch around Summer 2024.

Woodman Hall Project Status

ED Bailey provided a current status on the PH III Woodman Hall ground floor improvements with a tentative date of March 15, 2024 denoted as substantial completion date. Thus far, the project has not been impeded by supply chain delays, labor shortages, or inclement weather impacts and remains on/under budget assessments. However, there have been a few tenant concerns with sub-contractors accessing the 2nd FL restrooms and/or unauthorized permissions to access units. Therefore, Nunn G.C. has now installed temporary security surveillance cameras to monitor and mitigate access as a preventive measure for the property and tenants.

Wayfinding Signage System Plan RFP

AA Shull provided a status on the City's 2024 Wayfinding Signage System Plan (WSSF) RFP on behalf of the D15 Strategic Objective. The RFP deadline is January 17, 2024, for interested consultants to submit proposals and Reinhardt has been identified as a member to serve on the Selection/Review Committee on behalf of the Authority. VC McMaster inquired about the methodology approach and expansion areas in need of signage. ED Bailey advised the RFP Scope of Work entails the selected consultant to inventory existing signage, assess growth corridor needs, and identify the signage types and site locations for future signage system implementation; however, physical signage infrastructure will be a secondary phase for a future consideration by the City. ED Bailey stated for a project completion timeline, the project will be recommended for City Council award on February 13, 2024, with the Authority's matching pledge commitment of \$30,000 thereafter.

NEW ITEMS

The Blast Urban Greenway Pedestrian Corridor

ED Bailey provided an overview of the findings report per the [Master Plan](#) conceptual site design as a byproduct of the 2020-2023 EPA Brownfield Coalition Grant with the City. The Plan features elements of incorporation, such as: repurpose of the historic Livery Stable, a 1-mile bicycle loop, multi-use pedestrian zones and safe routes to school, passive space activation, and regional connectivity with the Front-Range trail. The Stantec consultant identified 9 recommendations for the City to steward on behalf of envisioning the conceptual site design and next steps of funding procurement alternatives towards implementation. ED Bailey acknowledged the valuable contributions by Snyder and Estes as representatives of the Brownfields Working Committee in relation to The Blast Urban Greenway initiative.

Update: On January 2, 2024, The Gazette hosted an article feature: [Fountain Plans New Greenway](#)

DCI Community Challenge Program

AA Shull provided a brief overview of the Community Challenge Program as awarded by DCI to the City. The program provides technical assistance to steward downtown revitalization among public and private partnerships in communities of Colorado. Per the program's criteria, 7 sites have been identified for eligibility which will continue to be vetted through a primary stakeholder committee. The committee is led by the

Champion designated as Nunn G.C., Andrea Slattery. The program's lifecycle is comprised of 9MTHS in working with the City, Champion, Administrator, and Committee on behalf of steward commercial development sites of opportunity which reside within the US85 URA boundary. The DCI program administrator will present the Community Challenge with City Council on February 13, 2024. Staff will continue to relay information as the program evolves, along with VC McMaster whom is a member of the primary stakeholder committee.

FINANCE

Mil Levy Property Tax Recalculation

CLA Bartow provided a Mil Levy status update as per the recent State of Colorado legislature and El Paso County Property Assessors office. Currently, property tax bills are in County reassessment mode with a tentative February release. As such, March has been identified as the deliverable timing in tax schedule refileing with the State. Overall, this measure will require special districts to amend annual budgets due to modifications in appropriations and revenues as projected in their 2024 budgets as filed with the State in January. Bartow will continue to provide status updates as pertinent information becomes more available for disclosure with the Authority.

2023 Audit Services Engagement Letter

CLA Bartow presented the Audit Services Engagement Letter, as prepared by BiggsKofford. Currently, there are limited accounting files accepting new clients, due to workforce shortages, and as typical in the market the annual fee has been increased by 5% for the audit services. If authorized by the Authority, the 2023 Audit will represent the third year being completed by BiggsKofford; whom is familiar with FURA assets and mission. Bartow asked if there were any questions by the board and with no further commentary presented, VC McMaster motioned for Executive Director to execute the Audit Services Engagement Letter as presented, second by Herzberg, and the motion passed unanimously by the board.

Check Signing

As approved on consent, A/P checks were signed totaling \$363,026.00

EXECUTIVE SESSION (start 7:10pm, end 7:47pm)

C.R.S. Section 24-6-402 (4) (e) – Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations, and instructing negotiators.

ANNOUNCEMENTS

1. 2023 FURA Annual Report (Spring 2024)
2. [A250-C-150 Commemorative Anniversary](#) Community Outreach

Chair Aragon asked if there was any further business. No further topics were brought forth by board members; therefore, Herzberg motioned to adjourn, second by Broz, passed unanimously by the board at



Kimberly Bailey, Executive Director

2.20.24

Date

FOUNTAIN URBAN RENEWAL AUTHORITY
February 20, 2024

General Board Meeting Minutes

Vice Chair McMaster called a regular monthly meeting of the Fountain Urban Renewal Authority to order at 6:04pm. Commissioners present included Nicole Reinhardt, Leslie Louzon-Keller, and Jennifer Herzberg. Additional attendees include: Carrie Bartow and Rob Lange of CliftonLarsonAllen (CLA). FURA staff included Executive Director (ED) Kimberly Bailey and Administrative Associate (AA) Nate Shull.

CONSENT AGENDA

The following Consent Agenda items were presented for approval:

- Approval of January 16, 2024 General Meeting Minutes
- Approval of February 20, 2024 Accounts Payable
- Approval of February 20, 2024 Monthly Financials Report

VC McMaster motioned for Consent approval as denoted.

- ED Bailey stated a correction to the February Accounts Payable (AP) in the additive amount of \$5,299.72 for issuance to CLA; due to late invoicing. For a total cumulative record as: Pre-Paid \$3,583.96, UMB Checks \$286,481.32, in a total sum of \$290,303.31 presented for approval.
 - VC McMaster motioned for Consent approval as amended, second by Herzberg, and the motion passed unanimously by the board.

NEW ITEMS

Pikes Peak Enterprise Zone Memorandum of Understanding

ED Bailey presented for approval the Pikes Peak Enterprise Zone Memorandum of Understanding (MOU) for acceptance of formal program engagement to provide the Authority a means of an equity-capital funding platform on behalf of Woodman Hall Adaptive ReUse project within the Enterprise Zone. The MOU specifies the term, the annual capital attainment, and administrative collections/recording by the El Paso County Administrator. Bailey further clarified the effective date listed is per the authorization date by the State of Colorado Economic Development Commission's acceptance of FURA's Woodman Hall application. VC McMaster inquired about legal review. ED Bailey stated this is a standard form of the Enterprise Zone and thus there has been no expense for BHFS legal services. Herzberg motioned for approval of the Executive Director to sign the MOU as presented, second by VC McMaster, and the motion passed unanimously by the board.

Resolution 24-01 Wayfinding Signage System Plan

ED Bailey presented for approval Resolution 24-01 Wayfinding Signage System Plan as a commitment of funding matching pledge to the City's D15 Strategic Objective; as a scope of work which resides within the US85 Urban Renewal Area. VC McMaster inquired about the project timeline and consultant; Bailey referenced the project timeline fact sheet, and Herzberg shared her enthusiasm of the MBI consultant team and continued importance on placemaking for the community. Herzberg motioned for authorization of the Chair and Executive Director to sign Resolution 24-01 as presented, second by VC McMaster, and the motion passed unanimously by the board.

Executive Session 6:27pm – 7:12pm

C.R.S. 24-6-402(4)(e) For the purpose of determining positions relative to matters that may be subject to negotiation, development strategy for negotiations, and/or instruction negotiators.

Upon exiting Executive Session, there was no action item motioned upon by the Authority.

FINANCE

Check Signing

As approved on consent, A/P checks were signed totaling \$290,303.31.

ANNOUNCEMENTS

1. El Paso County S. Powers Boulevard Extension final public commentary (2.19.24)
2. **Save the Date:** Commemorative Beam Ceremony Woodman Hall (March 2024)

VC McMaster asked if there was any further business. No further topics were brought forth by board members; therefore, Herzberg motioned to adjourn, second by VC McMaster, passed unanimously by the board at 7:22pm.



Kimberly Bailey, Executive Director

5.21.24

Date



Fountain Urban Renewal Authority Commission Meeting
City Council Chambers, City Hall, 116 S. Main Street

MEETING CANCELLATION NOTICE
Tuesday, March 19, 2024 at 6:00 pm

The Fountain Urban Renewal Authority meeting date has been canceled for the month of April due to a lack of quorum to officiate business.

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.

"Revitalize, Partner, and Fund with a Sense of Place for Development"

Next FURA meeting: 3rd Tuesday of the month; April 16, 2024



Fountain Urban Renewal Authority Commission Meeting
City Council Chambers, City Hall, 116 S. Main Street

MEETING CANCELLATION NOTICE

Tuesday, April 16, 2024 at 6:00 pm

The Fountain Urban Renewal Authority meeting date has been canceled for the month of April due to a lack of quorum to officiate business.

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.

"Revitalize, Partner, and Fund with a Sense of Place for Development"

Next FURA meeting: 3rd Tuesday of the month; May 21, 2024

