

ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES

July 20, 2023
8:30 a.m. – 12:30 a.m.

MEETING DATE

July 20, 2023
1600 Broadway, Suite 2500
Denver, CO 80202

MEETING PARTICIPANTS

A. Commission Members

Carrie Schiff, Jay Seaton, David Dragoo, Andrew Sparn, Carl Young, Chris Franz, Esther Lee Leach, Simon Tafoya, and Steven Paletz.

B. Guests

Seth Pruet, Theresa Metcalf, Antonia Velez, Justine Metz, Tom Dickson, Kathy Boe, Mike Falleroni, Shawna Lippert, Elena Lobato, Steve Jozefczyk, Stephan Weiler, Kim Woodworth, Morgan Alu, Matt Bell, Curtis Englehart, Sam Arnold, Lucas High, SeonAh Kendall, Jocelyn Hittle, Jenna Garcia, Aldo Svaldi, Chris Pacheco, John Fay, Walter Gisler, Ed Sealover, Macie Murcay, Sherry Hoffman, Jariah Walker, David Neville, John Cullen, Charles Garcia, Bob Cope, Evan Wendlandt, Bob Mook, Sara Lobato, Rachel Lyons, Emmeline Nettles, Courtney Tribble, Heidi Hostetter, Gavin Lindsey, Shannon Monroe, Jessica Koenig, Jet Peterson, Trish Thibodo, Justin Vause, Mistalynn Meyeraan, Patrick Project Green, Jessica Zeidman, Helen Young Hayes, Luanne Hill, Kim Orth, Marcy Loughran, Scott Hergenrader, Paul Andrews, Wade Buchanan, Chris Pacheco, Dan Schnepf, and Connie Ealey.

C. Staff

Eve Lieberman, Jeff Kraft, Sean Gould, Michelle Hadwiger, Nikki Maloney, Donald Zuckerman., Arielle Brachfeld, Tim Wolfe, Morgan Vankat, Keri Ungemah, Alissa Johnson, Carly Clagget, Laura Rodriguez, Mike Landes, Elise Hamman, Dan Salvetti, Antonio Soto, Tad Johnson, Dana Bakshani, Che Sheehan, Leslie Hylton-Hinga, Crystal Walsh, Ali Karp, Sonya Guram, Tristan Watkins, Sophia Gonzalez-Mayagoitia, Sarah Harrison, and Virginia Davis.

DECISION/ACTION ITEMS

1. The Economic Development Commission approved the Minutes from the June 15, 2023, EDC Meeting.
2. The Economic Development Commission approved the following projects/items:

JGITC: Project Blanc, Project Bullseye, Project Stronghold, Project Tycho, and Project Verge.

CZ: CZ Application and Policy, and Fort Collins Application.

SF: CTO Funding Request, Cultural Preservation Program, and SSBCI Program Request.

EZ: The Greenway Foundation, Women's Bean Project, Mi Casa Resource Center, Vuela for Health, JFS Altis Farms, Sedgwick County Community Center, Norris Penrose Event Center, and Montezuma Heritage Museum.

RJS: Vona to join Kit Carson RJS, Leadville to join Lake County, Cead Fars Grain, LLC, and Name Alteration for Revolutionary Media Group, LLC dba Eastern Liquidations.

COFTM: Project Green.

Meeting Called to Order

Schiff called the meeting to order.

Kraft introduced the incoming Commissioner, Ester Lee Leach.

Leach thanked the Commission for welcoming her to the group and provided an overview of her background.

A. Minutes

Schiff called for a motion to approve the minutes from the June 15th, 2023, EDC Meeting.

Paletz noted his name was left of the attending board member list. With that correction, Seaton moved approval of the minutes. Franz seconded the motion. Motion passed unanimously.

M/S/P – Seaton, Franz – Minutes approved with the noted correction staff.

B. Job Growth Incentive Tax Credit (JGITC)

Project Blanc

Hadwiger presented the Project Blanc. The company behind Project Blanc is an industrial manufacturer of solar cells and solar modules, headquartered in Switzerland with production facilities in Germany and the US. The company is planning a 2GW photovoltaik/solar cell manufacturing plant that will require significant building contractor involvement as well as a semiconductor-like manufacturing supply chain. The company behind project Blanc is also considering relocating their US headquarters to the chosen location.

Staff is requesting approval of up to \$4,944,960 in performance-based Job Growth Incentive Tax Credits over an 8-year period for the creation of up to 380 net new full-time jobs at an average annual wage equal to or greater than the average annual wage of the county the project chooses to locate. The net-new jobs in Colorado must be maintained for one full year before any credits become vested and the Company must create a minimum of 20 net new full-time jobs before any tax credits are issued.

M/S/P – Franz, Tafoya – Project Blanc approved as presented and recommended by staff.

Project Bullseye

Hadwiger presented Project Bullseye. The company behind Project Bullseye is a women-owned Aerospace and Defense engineering company headquartered in Colorado Springs. The company is in a high-growth mode through company acquisitions to build up capabilities and bid for new government and commercial contracts with these recent acquisitions. Their goal is to double in size over the next 5-8 years, and they are considering where to focus this growth. To support these contracts, they will build out a large SCIF space in the next year.

Staff is requesting approval of up to \$7,499,388 in performance-based Job Growth Incentive Tax Credits over an 8-year period for the creation of up to 620 net new full-time jobs at an average annual wage equal

to or greater than the average annual wage of the county the project chooses to locate. The net-new jobs in Colorado must be maintained for one full year before any credits become vested and the Company must create a minimum of 20 net new full-time jobs before any tax credits are issued.

M/S/P – Franz, Paletz – Project Bullseye approved as presented and recommended by staff.

Project Ginger

Hadwiger presented Project Ginger. The company behind Project Ginger designs and manufactures demountable walls that are modern and stylish. Their panels significantly reduce build-out times compared to traditional stick-built construction and offer superb acoustical control and high-level energy efficiencies. Project Ginger wants to expand their manufacturing capacities in the United States.

Should the EDC approve a JGITC award for this project, they are eligible for up to \$329,172 in performance-based Job Growth Incentive Tax Credits over an 8-year period for the creation of up to 22 net new full-time jobs at an average annual wage equal to or greater than the average annual wage of the county the project chooses to locate. The net-new jobs in Colorado must be maintained for one full year before any credits become vested and the Company must create a minimum of 20 net new full-time jobs before any tax credits are issued. The company will not be issued a tax credit certificate until the company has earned the amount (\$186,285) owed to the state for the Advanced Industries Early State Capital and Retention grant breach of contract.

Schiff called for a motion in support of approving the Project Ginger request.

Seaton moved approval of Project Ginger as presented by staff. There was no second for Project Ginger.

Schiff asked the board if they would be in favor of putting Project Ginger on hold until next month. At which time, the board can get legal advice from counsel.

The board was in favor of seeking legal advice from counsel before making a final decision on Project Ginger.

Schiff requested staff schedule an executive session for the August board meeting to receive legal advice on Project Ginger.

Project Tycho

Hadwiger presented Project Tycho. The company behind Project Tycho is focused on developing one innovative business platform with three disruptive verticals: Space Transportation, Space Destinations, and Space Applications. The company behind Project Tycho and its affiliated companies have produced thousands of space systems, subsystems, and components to customers worldwide while engaging in hundreds of space missions. The company behind Project Tycho's continued growth has created capacity constrictions for both manufacturing and support operations. Expanded manufacturing facilities are required to handle the simultaneous production of multiple spaceplanes. Additional space will also be required for expanded administrative, engineering, and support operations.

Staff is requesting approval of up to \$7,051,196 in performance-based Job Growth Incentive Tax Credits over an 8-year period for the creation of up to 500 net new full-time jobs at an average annual wage equal to or greater than the average annual wage of the county the project chooses to locate. The net-new jobs in Colorado must be maintained for one full year before any credits become vested and the Company must create a minimum of 20 net new full-time jobs before any tax credits are issued.

M/S/P – Paletz, Tafoya – Project Tycho approved as presented and recommended by staff.

Project Verge

Hadwiger presented Project Verge. The company behind Project Verge is a technology company focused on modeling & simulation and cyber security. Project Verge represents the company's plans to increase modeling and simulation support for DoD customers.

Staff is requesting approval of up to \$691,288 in performance-based Job Growth Incentive Tax Credits over an 8-year period for the creation of up to 61 net new full-time jobs at an average annual wage equal to or greater than the average annual wage of the county the project chooses to locate. The net-new jobs in Colorado must be maintained for one full year before any credits become vested and the Company must create a minimum of 20 net new full-time jobs before any tax credits are issued.

M/S/P – Leach, Franz – Project Verge approved as presented and recommended by staff.

GBD Engagement FY Recap

Hadwiger provided a recap of GBD's Pipeline and company/project engagement.

CHIPS Zone Policy

Sheehan, and Salvetti presented the CHIPS Zone Policy. OEDIT staff have developed the following recommended CHIPS Zone Policies and Guidelines for EDC review and approval today. These policies and guidelines:

1. Create operational and implementation mechanisms to meet firm statutory requirements, including reporting.
2. Provide additional guardrails & procedural steps that support the legislative intent of the program as specified in statute.
3. Define certain terms to create consistency in processes and across applications.

OEDIT Staff Recommended CHIPS Zone Policies and Guidelines

Municipalities and/or local governments (i.e., the land use controlling entity) applying for a CHIPS Zone must:

- Include the following in their application:
 - A signed resolution and approved and voted on by the local unit of government.
 - A map and description of the proposed zone, taking into account that the CHIPS Zone area(s) do not overlap with an existing Enterprise Zone.
 - Demonstration of local support in their application, which may include financial support, workforce support, or other demonstrations of support (if available and encouraged, but not required).
 - Assign a specific CHIPS Zone contact within the local government who will provide as needed local support. If a specific CHIPS Zone contact within the local government is not identified at the time of EDC approval, OEDIT staff recommend that EDC approval be contingent upon the designation of a CHIPS Zone contact within the local government.
- A CHIPS Zones boundary should generally be around a single parcel of land/building of a qualified taxpayer.
 - A larger area may be considered, and a final determination would be made by the EDC based on the strategic advantage(s) and local needs included in the application.
 - Any area that is currently part of an Enterprise Zone must be excluded.

- CHIPS Zone applicants will work with the CHIPS Zone Administrator to provide sufficient detail to determine the actual CHIPS Zone boundaries and document that it excludes existing Enterprise Zones. Examples of this detail may include: GIS boundaries, shape files, and/or coordinates.
- CHIPS Zone Administrator will review all required CHIPS Zone business precertification's.
 - Enterprise Zone Administrators will not review CHIPS Zone business precertification's.
 - Any CHIPS Zone certifications reviewed through the Enterprise Zone Administrators will be considered invalid.
- Companies will attest that they will not duplicate previously certified Enterprise Zone credits and any future CHIPS Zone credits; the CHIPS Zone Administrator will implement measures to prevent any duplication of incentives.
- The EDC and the CHIPS Zone Administrator are required by statute to “ensure that each zone has economic development objectives with outcomes that can be measured.”
 - To fulfill this statutory obligation, OEDIT staff are recommending that all CHIPS Zones establish and track the following metrics (these metrics are the same metrics required by statute for annual reporting). The CHIPS Zone Administrator will introduce these metrics when companies precertify so that they can begin tracking progress. Metrics will be recorded when a company certifies its tax credit(s) through OEDIT's systems and processes:
 - Number of semiconductor manufacturing jobs created in the Zone.
 - The number of such jobs retained in the Zone.
 - The Average Annual Compensation level, including benefits, of the semiconductor manufacturing jobs created or retained within the Zone.
 - An analysis of capital investment in the zone, including the amount of investment in qualifying property for which tax credits are claimed.
 - The number of business facility employees for which tax credits are claimed.
 - The amount of investment tax credits claimed and the amount of credits for employees claimed.
 - The number and amount of tax credits based on expenditures for research and experimental activities.
 - Any other information reasonably required by the commission to evaluate the effectiveness of each zone in accomplishing the economic objectives of the zone.
- Additionally, OEDIT and the CHIPS Zone Administrator may work with the appointed CHIPS Zone contact within the local government to obtain additional information to assess the impact of the CHIPS Zone in supporting the semiconductor sector and the local economy.
- The CHIPS Zone Administrator will review all CHIPS Zones every five years to evaluate CHIPS Zones to assess any zones in which no companies have precertified or claimed credits and recommend whether or not these Zones should expire in consultation with the EDC.
 - Municipalities and/or counties may request a renewal of the Zones for an additional five-year period on the condition that they provide documentation or evidence to establish the necessity of the Zone's continued existence for their economy or community.

Staff requests the approval of the CHIPS Zone Policies and Guidelines with the understanding that the EDC may add additional requirements and recommendations in the future.

M/S/P – Paletz, Seaton – CHIPS Zone Policies and Guidelines approved as presented and recommended by staff.

CHIPs Zone Fort Collins Application

Salvetti and Sheehan presented the following summary of the Fort Collins CHIPS Zone Application.

- The Fort Collins City Council passed the resolution for the application of the CHIPS Zone designation on June 20, 2023.
- The proposed zone includes several parcels of land that are zoned as the Harmony Corridor, Employment, and Industrial zoning areas that are highlighted on the included map.
- As this is the first application and several of the included parcels fall within an Enterprise Zone, we are asking that the EDC approve the areas of the proposed zone that do not fall within that Enterprise Zone.
- These areas include a total of 9 semiconductor companies, which employ over 2,000 workers.
- The City is in communication with 2 of these companies that are actively pursuing federal funds through the CHIPS Act, to expand and modernize clean room operations and bring manufacturing from Asia to Colorado, respectively.
- The City anticipates that the projects will create over 100 jobs and have a capital expenditure of at least \$650 million.
- The City took a larger boundary approach to the CHIPS Zone so that the zone would be industry-specific vs company specific. The larger boundary allows for business development and modernization, as well as establishing a designation that will be used to market Fort Collins as a semiconductor hub (including education and workforce opportunities) to support the economic health of the Northern Colorado region.
- The City is planning to work with several local and statewide partners; including but not limited to Larimer County Economic and Workforce Development, Front Range Community College, City of Fort Collins Utilities, semiconductor businesses, and the State; to promote the CHIPS Zone, support upward mobility - through on-the-job-training, stackable certifications, and curriculum advisory - and identify opportunities to modernize facilities to be more cost effective and more environmentally friendly.

Based on the strategic value, projected economic impacts, and demonstration of local support as described by the applicant, OEDIT staff are recommending Zone approval as designated by the application from the City of Fort Collins, amended to exclude all proposed areas that fall within the existing overlapping Enterprise Zone

M/S/P – Sparrn, Franz – Fort Collins CHIPS Zone application approved as presented and recommended by staff.

C. Strategic Fund (SF):

EDC Budget Update

Gould provided the EDC Budget update which shows a Long Bill balance of \$6,040,692.

SF Balance Forecast

Gould presented the SF Balance Forecast that shows an approximate, current available balance of \$6,040,692 in annual Long Bill funds, \$4,168,000 in CHIPS Act funds, \$4,875,016 in Just Transition & EDO funds, and \$1,746,912 in RJS Grants.

Strategic Fund Red Yellow Green Report

Gould provided the SF RYG update which shows progress on approved programs/projects.

Colorado Creative Industry ARPA/SLFRF Grant Program Update

Ealey, and Harrison presented CCI ARPA/SLFRF Update. Impact Development Fund (IDF) is a nonprofit Community Development Financial Institution (CDFI) certified by the United States Treasury. IDF began working with OEDIT in 2021 and partnered with the OEDIT's Colorado Creative Industries (CCI) division to administer the Colorado Community Revitalization grant (CRG). Through this partnership CCI requested that IDF assist with the administration of the American Rescue Plan Act grants for CRG applicants whose projects included affordable housing. IDF receives application materials from the CCI staff, reviews and underwrites the grant request, then provides a grant presentation to OEDIT for approval. After a grantee is awarded a grant, IDF works directly with the grantees to fund the grant when the grantee has met the required closing and funding conditions of the grant. IDF prepares or assists OEDIT in preparing the grant contracts and funds the grants. IDF provides project updates and production reports for each grant program and maintains all the records and documents associated with the grantee.

The program has funded the following projects, Artspace Colorado Springs, Montbello Organizing Committee/Freshlo, and the Urban Land Conservancy/South Platte Crossing. Total ARPA/SLFRF grant capital allocated to CCI projects is \$16,176,471 after administrative costs with \$12,970,000 allocated and \$3,206,471 remaining. The remaining \$3,206,471 is earmarked for a rural project. Staff provided an update of the individual projects.

Colorado Tourism Office SFRF Update and Request

Wolfe presented the CTO update and request. In February of 2022, the EDC approved a \$10M earmark of ARPA funds for the marketing and promotion of Colorado, DEI promotional campaigns, Destination Stewardship in our rural communities, and an awareness program to strengthen Colorado's tourism workforce. Following is the breakdown of funds per program:

Marketing & Promotional Campaign -\$5M

Obligated, encumbered or spent as of 6/30/23

- \$5M awarded in Jan 2023 through an RFP process for summer marketing campaign
- Campaign began April 2023
- Work will be completed by 3Q '23 and billed by end of year '23

DEIA Research & Campaign -\$1.75M

Obligated, encumbered or spent as of 6/30/23

- On track to be encumbered by 12/31/24
- Research for 5 audiences, campaign development and execution/media plan targeted to 2-3 audiences -\$1.75M
- RFP 3Q '23

Destination Stewardship -\$1.75M

Obligated, encumbered or spent as of 6/30/23

- Destination Stewardship Strategic Plans -one statewide, eight regional plans -\$155,000
- New Care for Colorado assets -\$65,000
- Destination Stewardship Consultant -\$103,500

On track to be encumbered by 12/31/24

- Statewide Research Project -\$270,000
- Educational Awareness Campaign -\$700,00
- Educational Resources & Training-\$456,500

Support Your Local Tourism Economy -\$500k

On track to be encumbered by 12/31/24

- Research & Educational Awareness Campaign
- Partnerships with higher-education
- Community outreach underway with community, associations, DMO's and higher education partners

Approved for Rural Impact - \$3M

Status: 100% Complete, currently \$3.7M

- 75% of our campaign strategy supports rural communities
- Stewardship program, once complete is nearly 100% for rural communities \$1.75M
- DEIA program, once complete, is 75% for rural communities

Staff requests approval of the following:

- Program management of \$100k per year for two years for a total of \$200k
- Coming from the existing approved amount of \$9M
- Used for the DEIA campaigns, Destination Stewardship and Tourism Workforce
- Represents 2.2% of the total already approved

M/S/P – Young, Seaton – Colorado Tourism request approved as presented and recommended by staff.

Annual Reports

Gould noted staff provided the BEN, KIVA, and Cities Summit of the Americas reports in the board book appendix. Please reach out to staff if there are any questions.

Cultural Preservation Program Manual and Budget

Hylton-Hinga presented the Cultural Preservation program manual and budget. The Colorado Office of Economic Development & International Trade's (OEDIT) Cultural Preservation Program (CPP) provides grants, as well as training and consultation support, to groups of geographically proximate and culturally similar businesses that are facing displacement pressures and that hold cultural, social, or historical significance in Colorado. Specifically, CPP will provide 1) grants of \$10,000 to \$50,000 per business in a selected community and 2) training and consultation support tailored to each business' unique needs. CPP is intended to help Colorado communities preserve the businesses that make them unique and are important to their residents.

OEDIT will undertake a competitive application process and ultimately select 5-7 main streets, corridors, or otherwise geographically proximate groups of businesses and then provide grants and technical assistance to 2-6 businesses within each of those communities. To apply for this competitive grant, those businesses must collaborate with a local sponsoring entity (e.g., local government, economic development organization, business improvement district, community-based non-profit) to manage the application and review process, as well as any potential award. In effect, this means that within a given community 2-6 businesses can form a group and then identify a local sponsoring entity to collaborate with, or a local sponsoring entity can identify 2-6 businesses and form the group itself. The sponsoring entity and the 2-6 businesses will complete a single application.

The CPP application and criteria are based around how:

1. The applicant community's location and offerings are culturally, socially, and/or historically significant to Colorado as a whole and/or to the community's residents;
2. Each of the applicant businesses contributes to the community's cultural, social, or historical significance, which – in turn – drives economic impact; and

- The applicant community and businesses face destabilizing pressures that threaten the cultural legacy of the community.

Hylton-Hinga talked through the requirements of the program.

Staff requests the following:

- The proposed budget range for the program; and
- The program manual, acknowledging that some non-substantive language changes, particularly to the application questions and scoring rubric, may be made before launching the program.

Schiff called for a motion.

Leach moved approval as presented. Sparn seconded the motion.

The board discussed the program manual and budget.

Young, asked staff clarify and expand on what we mean by “stabilizing pressures” in the application.

Schiff called for approval of the amended motion to include the additional clarification from Young.

M/S/P – Leach, Sparn – Amended motion approved as presented and discussed.

State Small Business Credit Initiative

Kraft, Guram presented the SSBCI Program history and overview. The following are the SSBCI funded approved programs:

| Program | Allocation | Program Description |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Colorado Venture Capital Authority (VCA): Equity Capital Program | \$59,773,554 | VCA is authorized per C.R.S. 24-46-202 and is an enterprise and a special purpose authority which is an instrumentality of the State of Colorado. The VCA partners with professional venture capital fund managers working to catalyze private investment, address market gaps, fuel economic growth and quality jobs, and promote equity by investing in seed and early-stage companies, including those in underserved communities and those with founders. |
| Colorado Housing and Finance Authority: Cash Collateral Support (CCS) | \$35,000,000 | CCS was established with funding from the original SSBCI program in 2011. CCS helps businesses in Colorado access loans that they would otherwise not get because they do not have enough collateral. Accomplished by pledging a cash deposit on behalf of a small business borrower, thereby enhancing the ability of the bank to underwrite the transaction. |
| Colorado Housing and Finance Authority: Colorado Loans to Increase Main Street Business Economic Recovery (CLIMBER) program (Loan Fund) | \$10,000,000 | CLIMBER is a statewide loan fund created in May 2020 by the Colorado General Assembly. Utilizing SSBCI funds, the program is designed to catalyze borrowing that might not otherwise be available to small businesses. |

Proposed CLIMBER-SSBCI Change

SSBCI was originally restricted to CLIMBER loan participations only because the intention was to have it supplement State funds in order to use those funds elsewhere in the program. In order to do that, SSBCI

funds needed to be subordinate and SSBCI guidelines required that, if subordinate, SSBCI funds could only be used for participations.

The DLC function of CLIMBER has done very well and has gained a lot of market momentum in the current year. However, CLIMBER loan participations have not been embraced by participating lenders. The program is currently retooling that function.

Therefore, CLIMBER would like to allow for the use of SSBCI in DLC as well as loan participations. This would require using the SSBCI funds in addition to State funds rather than in place of them; and per federal SSBCI guidance, having SSBCI funds pari-passu with the private contributors to CLIMBER and senior to State funds rather than subordinate.

Staff requests the following:

1. Approve the expanded allowable use of SSBCI funds in CLIMBER to include both the Direct Lending Capital (DLC) and Loan Participation functions.
2. Authorize OEDIT staff to potentially move up to \$2.5M of SSBCI funds in SSBCI Tranche 1 from CLIMBER to another program while CLIMBER is deploying its second tranche of funding, which includes at least \$1.5M of SSBCI funds. This potential move is based on the likelihood that the currently allocated \$4M may not be needed by CLIMBER during this time period but could be provided in a future SSBCI tranche. OEDIT staff is directed to consult with the State Treasurer and CHFA before taking this action.

M/S/P – Tafoya, Franz – SSBBI-CLIMBER request approved as presented and recommended by staff.

D. Enterprise Zone (EZ): Che Sheehan

Sheehan presented the following EZ Contribution Project Proposals for approval.

| EZ | Project Name | Type | Category | Completion Date | Budget | 1 yr. Proj. Credits |
|-------|--------------------------------------|-----------|---------------------------------|-----------------|---------------|---------------------|
| DEN | The Greenway Foundation (2024-2028) | Cap. Cam. | Infrastructure | 12/31/2028 | \$100,000,000 | \$56,250 |
| DEN | Woman's Bean Project - (2024-2028) | Ops | Job Training | 12/31/2028 | \$1,589,570 | \$28,750 |
| DEN | Mi Casa Resource Center | Ops | Business Assistance | 12/31/2028 | \$3,797,389 | \$11,750 |
| DEN | Vuela for Health | Ops | Healthcare | 12/31/2028 | \$1,900,000 | \$7,500 |
| DEN | JFS Altius Farms | Ops | Job Training | 12/31/2028 | \$1,525,000 | \$252,500 |
| NE | Sedgwick County Community Center | Cap Cam | Community Facility | 12/31/2028 | \$2,000,000 | \$112,500 |
| PP | Norris Penrose Event Center: Phase 2 | Cap Cam | Tourist Attraction | 12/31/2028 | \$7,000,000 | \$64,375 |
| SW | Montezuma Heritage Museum | Ops | Visitor Center/Event Attraction | 12/31/2028 | \$155,000 | \$2,125 |
| TOTAL | | | | | \$117,966,959 | \$535,750 |

M/S/P – Paletz, Dragoo – EZ Contribution projects approved as presented and recommended by staff.

E. Rural Jump-Start (RJS): Morgan Vankat

Approval of Municipalities to Join Zones

Vankat presented the Town of Vona and Leadville resolutions to join zones. The Town of Vona has passed a resolution to join the Kit Carson County Rural Jump-Start Zone. The municipality is sponsored by Morgan Community College and includes one business in its pipeline.

The Town of Leadville has passed a resolution to join the Lake County Rural Jump-Start Zone. The municipality is sponsored by the Southern Colorado Economic Development District and does not include a pipeline of potential companies.

Staff requests a motion to approve the requests for the Towns of Vona and Leadville to join their respective Rural Jump-Start Zones of Kit Carson and Lake Counties.

M/S/P – Seaton, Tafoya – Town of Vona and Leadville requests to join zones approved as presented and recommended by staff.

Cead Farm Grain, LLC

Vankat presented the Cead Farm Grain, LLC application. Cead Farms Grain, LLC is an organic flour mill opening in Kit Carson County. The business is located in Vona. The company owns about 6,000 acres of organic farmland outside of Siebert, growing millet and wheat. Cead Farms Grain, LLC plans to convert the former grain elevator and storage bins to an organic flour mill. The mill is ideally located right along the railroad tracks running through Vona. Cead Farms Grain, LLC plans to be fully operational by the end of summer 2023 and will sell the organic flour as a wholesale product to Sprouts, Whole Foods, and similar retailers. In Colorado, the biggest competitor to the applicant is Ardent Mills, located in Denver.

Overview of Eligibility Criteria:

| Metric | OEDIT Opinion |
|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Operation Clause | Pass on this metric. At the time of application Cead Farms Grain, LLC was not operating in Colorado as defined by the RJS program. |
| Not Moving Jobs | Pass on this metric. Cead Farms Grain, LLC is not moving jobs within Colorado. |
| Hires at least 5 New Hires | Pass on this metric. Cead Farms Grain, LLC expects to hire 11 New Hires. |
| Competition Clause | Pass on this metric. OEDIT has not identified a Colorado company that directly competes with Cead Farms Grain, LLC in an adjacent economically distressed county. |
| Adds to Economic Base and Exports Outside the County | Pass on this metric. Cead Farms Grain, LLC would add to the economic base and export outside of Kit Carson County. |
| Endorsed by Sponsoring Entity | Pass on this metric. Cead Farms Grain, LLC is endorsed by MCC, who has submitted a signed letter of support. |

OEDIT has concluded that Cead Farms Grain, LLC passes all metrics for participation in the Rural Jump-Start program, and therefore recommends approving it for acceptance with 11 New Hires. Cead Farms Grain, LLC will qualify for \$22,500 in grant funding: \$20,000 for new operations and \$2,500 for one New Hire in 2023/2024. To qualify to be a New Hire in Kit Carson County, the employee will make at least \$42,224 annually, based on 2023 Average Annual Wage calculations.

Staff requests a motion to approve Cead Farms Grain, LLC for participation in the Rural Jump-Start program with 11 New Hires and \$22,500 in grant funding.

M/S/P – Seaton, Dragoo – Cead Farms Grain, LLC Application approved as presented and recommended by staff.

Business Name Alteration

Vankat presented the Eastern Liquidations name alteration. At the June 2023 EDC meeting, “Eastern Liquidations” was approved into the Rural Jump-Start program. Through the procurement process, OEDIT staff was made aware that the business will be operating under a “dba” as “Revolutionary Media Group, LLC dba Eastern Liquidations”.

Staff requests a motion to approve the name correction to “Revolutionary Media Group, LLC dba Eastern Liquidations” as it relates to the Rural Jump-Start program.

M/S/P – Leach, Tafoya – Name correction request for Revolutionary Media Group, LLC dba Eastern Liquidations approved as presented and recommended by staff.

F. Regional Tourism Act

Denver/NWS

Pacheco provided the NWC update. The 51st Ave. Bridge was opened to the public in January. This is a key bridge that connects the NWC to the Globeville Community. This bridge is the first bridge to built over the Platte River in over 40 years. The Livestock Center, the Riverfront Open Space, and Pond A are currently under construction.

The Livestock Center is designed to include flexible, year-round space that will support a wide variety of activities, such as: community events, sporting events, graduations, concerts, livestock auctions, trade shows, banquets, and other uses.

The Riverfront Open Space is mostly complete. In June we held a ribbon cutting celebrating the Riverfront Open Space, the Backyard at CSU Spur Hydro, and the Denver Water Lab.

CSU Spur Update

Hittle provided a CSU Spur update. All three buildings are opened. Vida opened in January of 2022, Terra opened in June of 2022, and Hydro opened in January of this year. We then opened the Backyard in June of this year so we are fully complete.

Spur by the Numbers

| | | |
|---------------------|---------------------------------------------|-----------------------------------------------------------|
| 3 buildings | 6 Bioblitz S. Platte River data collections | 4.9 stars on Google, 5 stars on Facebook, 5 stars on Yelp |
| 50,000 visitors | 450 meetings and events | 13 Spur videos produced in past three months |
| 9,000 K-12 visitors | 40 staff and interns | |
| 250+ school groups | 12,000+ website visits monthly | |

WSSA Update

Andrews provided an update of the National Western Stock Show Association. WSSA continues to make excellent progress on the Honoring the Legacy capital campaign:

- \$107M has been raised
 - \$50M equity payment to the City and County of Denver (CCD): COMPLETED

- \$50M+ Legacy Building construction
 - 1038 Donors
 - Many programs and naming rights for donors from \$100 to \$35MM
- Focus remains on major gift and naming opportunities
- Campaign events planned throughout the entire year of 2023

- The National Western Stock Show, our 117th year, hosted more than 702,000 visitors in January of 2023. This is the Stock Show's fourth-highest attendance.
- January 6 – 21, 2024 Show
- The National Western Scholarship Trust will support 110 students in colleges throughout Colorado and distribute more than \$550,000 to support those students! In addition, the Denver Scholarship Program will support another 18 students that will graduate from Denver Public Schools and attend area colleges.
- National Western Complex: We hosted more than 200 events at the complex in 2022 and set an all-time record for revenue! ETH Denver was our newest, largest event and hosted 40,000 people from 30 different countries. They loved Denver and will make this their annual home.
- Rodeo All-Star Weekend returned for the first time since the pandemic. We hosted the world's best for 2 days of competition and had 90% capacity on attendance for all 3 rodeo performances.
- On January 6, 2023 we celebrated the groundbreaking of the new world headquarters of the National Western Stock Show, known as the Legacy Building.

NWCA Update

Buchanan provided an update of the NWC Authority. We are currently taking bookings for the 2026 Stock Show opening. We continue to look at funding strategies and procurement approaches for the Equestrian Center as well which is the last vertical aspect in phases I and II.

Event Highlights

- Jurassic World: The Exhibition
- MCA Gala

- AEG Concert
- Brunch Fest – Munchies & Mimosas

- Taco Festival
- GES Climate & Environmental Summit

- Regenerate Conference
- DPS Leadership Conference

- Sugar Plum Bazaar

Community Engagement

- New voting community board member
- GES Community meetings
 - June 28th
 - June 29th
- CIF Technical Assistance funds transferred, unrestricted CIF \$ agreement underway
- Text platform live in English and Spanish – 250 subscribers and growing

DURA Update

Garcia provided an update of the sales tax revenue collected to date and projected through the rest of the year. We seem to be moving away from pandemic mode as we now have exceeded the base. We are also projecting we will exceed the base by a decent amount in 2023 as well. We're looking at approximately \$2M in sales tax incremented collected this year over last year.

COS/C4C Update

Walker said all the C4C projects are going well. We will be sending out our quarterly update by the end of this month. We'll have our economic impact data for 2022 in the Fall of this year.

USAFA Update

Schnepf provided the USAFA project update.

Project Update/Schedule

| Infrastructure | Visitors Center | Hotel |
|--------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------|
| Sitewide Mass Grading – 100% Complete | Design – 100% Complete | Commence Construction – June '22 |
| Utilities – 80% Complete (EDC – August '23) | Final Building Permit – 100% Complete | Construction – 45% Complete (ECD October '24) |
| Pedestrian Bridge – 5% Complete (EDC – Jan. '24) | Construction Notice to Proceed – December 7, 2022 | |
| Roadways & Drainage – 5% Complete (EDC – May '24) | Foundation Work – 100% Complete | |
| Landscaping and Signage – 0% Complete (EDC – June '24) | Steel Framing – 95% Complete | |
| | Exterior Enclosure – 40% Complete | |
| | Complete Core and Shell – May '24 | |
| | Grand Opening (est.) – TBD | |
| Retail | Office | |
| No Activity – Construction TBD | Working with a possible Lead Tenant – Construction TBD | |

SFC Update

Cullen provided an SFC project update. We have an opportunity we will discuss in executive session due to its confidential nature in financing. It does look like we have the \$72M lined up right now to start the project.

Schiff entertained a motion to enter executive session.

Tafoya moved, pursuant to Colorado Revised Statutes Section 24-6-402(3)(a)(III), I move that we go into executive session for the purpose of discussing documents that contain trade secrets and/or confidential commercial or financial information about the Stanley Film Center Project and Project Green, which are required to be kept confidential by Colorado Revised Statutes Section 24-72-204(3)(a)(IV). Franz seconded the motion. Motion passed unanimously.

The EDC is now in Executive Session.

With all items discussed, Schiff entertained a motion to exit executive session.

Franz moved we exit executive session. Tafoya seconded the motion. Motion passed unanimously.

The EDC is now in Open Session.

G. COFTM

Project Green

Brachfeld presented Project Green in executive session due to its confidential nature. Project Green is a show focused on a Colorado cannabis company. Production is slated to begin in August of 2023 and finish in December of 2023. Postproduction will run through June of 2024.

Per the applicant's estimations, the Office of Film, Television & Media is anticipating a total of \$901,690 in qualified local expenditures and with the multiplier effect, the economic impact could reach up to \$1,621,464.

The project has a total preliminary Colorado budget of \$901,690:

- Payroll spend: \$459,000
- Vendor spend: \$442,690
- CO Crew hires: 18
- CO Cast hires: 4
- Total CO hires: 22, which equals 100% of the total crew hired for this project

The estimated qualified local expenditures of the application would result in a rebate of \$180,000 which is a 19.96% rebate.

Staff recommends approval of this project with the noted project conditions.

M/S/P – Leach, Sparrn – Project Green was approved as presented and recommended by staff.

COFTM Budget

Brachfeld presented the COFTM Budget update which shows \$299,035 in remaining funds.

H. Other

Public Comment

Schiff said we have been asked to provide a few minutes to a member of the public, Justine Metz, to talk about the Tech Hub. We will allocate four minutes for those comments. After public comment, Lieberman and Kraft will provide the state's position.

Metz said there are two technologies being advanced by OEDIT and the state for EDA funding to support the creation of a regional technology innovation hub. A small amount of funding has been provided to those teams. I'm representing a third team that is also submitting an application and we are representing the space and advanced manufacturing technologies, and we are self-funding. We are being funded by private sector. So, Lockheed, Boeing Colorado, myself personally, we're doing that.

We had asked the OEDIT if they would provide a letter of support. No funding. Because we are self-funded. We thought that was fair because it would be representing three proposals that are going into the Feds. Therefore, a higher likelihood that Colorado would win. Cast the net more broadly. And we thought that was good for the community. We understand that there is some conflict, potentially, with giving us a letter of support which is something Eve and I had spoken about, seemed contradictory to me. Because what we're trying to do is give Colorado the best odds of securing gobs of money, basically, to create a regional innovation center tech hub. So, I was coming to the EDC to present the request on behalf of privately

funded aerospace advanced manufacturing technology team, to get the letter of support to advance our application. No money being asked for.

Lieberman said the state committed to supporting a collaborative process that was really informed by a diverse group of leaders and participants, including DEI, workforce, academia, and industry. Through that process we are only supporting the applicants that advanced. When Tech Hubs designation is provided by the federal government to Colorado, we will of course support any applicant that moves forward in that process. And I'll just say I think this whole process has created so many partnerships and collaborations. It's been really exciting to see the leaders all over the state that are uniting together, and the state is very committed to helping support these placemaking opportunities across the state with state funding. So, we're looking at all the resources that we have and federal funding opportunities. So, we're committed to working with you to find and identify those opportunities and equip the applicants in advance.

Kraft said, there is one more context that may be worth adding. We talked earlier today about reallocating money from Build Back Better. That was the first of three large federal similar applications. In Build Back Better the state didn't do any organizing or helping convene. We did a little gathering and sharing information informally. But we let the market deliver as many applications as the market wanted to deliver and we didn't win. What we realized is, while the state doesn't drive or dictate who can apply for these awards, maybe we can do a coordinating role. We had the good fortune of having an in-house expert in the state who was involved at the national level in the dialogue and policy making around the Tech Hub application. They offered to step forward and lead a convening that was really governed by the private sector, not the state. The EDC provided a little seed money and we said, when we get to this process, we're hoping this will naturally, through a collaborative process, lead to fewer applicants that we can put a more focused energy on it and our support would be channeled through the applicants who successfully complete that process. As Eve alluded to, there was a really diverse committee of non-state actors who ultimately and unanimously decided to put their weight behind two of the projects. That's been our position. But we know there may be several projects that apply that aren't through that process. If any of them win that would be great for the state. And Justine, we appreciate all the work that you're doing.

Metz said, one last thing, and I know we only have four minutes so I'm very mindful of that. The team that I am representing was the number one ranked team from the process. If you have the chart, we can pull that up, but the space team, per the process, was ranked number one. So, we thought, you know what, for whatever reason, the two other technologies were advanced. That's fine. Maybe it was a strategic discussion. We're simply saying, if we know we performed well, relative to the process, you decided to move forward. We're simply asking for a letter of support. So, no money. I want to be really clear about that. We are self-funding. But a letter of support is what we are asking for. And we think that's good for Colorado and the community. Which is why I am representing the public.

Lieberman said, as we talked about before, there was a qualitative and a quantitative aspect to the process informed by these participants who volunteered their time from diverse interests across the state and we are relying on their expertise to determine what application has the most success moving forward.

Schiff said, to put a finer point on it, what I understand is that we did provide some seed money, in terms of that the EDCs role has been, to help facilitate a process where a selection committee was convened to evaluate applications to determine, based on the state's interest in succeeding and obtaining the federal money here to put forward only two out of the applicants as being put forward by the state for this program that does not preclude others but that is what we elected to do. We have an expert committee go through a process, select the two winners, who we would then as a state say these are the ones we are putting forward. Other people can come forward, but these are what we elected to move forward. You're

asking us to, and I don't know that we've ever given a letter of support as the EDC in that context. We have a number of other programs where we work with selection committees and they make recommendations and we follow the recommendations, like the AI program. There was a process, and what you're asking us to do really undermines the integrity of that process because you're saying even though I wasn't selected I would like the state to say we support now three. These are the three groups we are supporting for this program. I think we have to respect the process that the state wanted to follow, and the decision that the selection committee made. I think it's a disadvantage to the other participants if we act in a way that is inconsistent with the strategy that was developed. So, unless my fellow Commission members say otherwise, I would decline to put a motion to request something which I think is counter to what the states stated strategy, policy view was, and I don't even know is consistent with how we really operate.

Metz said, for the record then, I just wanted to show that we made the request as a team coming forward, funded by private sector in good faith that we do not understand the qualitative assessment aspect of this. I sat with Eve and Wendy two weeks ago and nothing has been provided that is representative of the qualitative assessment. The quantitative assessment showed that the space team was the number one team. So, it is illogical from the public standpoint to understand how OEDIT would be supporting those other technologies, and I'm coming to the EDC to say, I'm questioning if this is in the interest of the community in Colorado. So, if it's not going to be put forward to a vote, I just want the record to show that the quantitative analysis showed the space team as the top performing team from the panel and from the process.

Schiff said, on the quantitative metric, which was not the only criteria used. And again, we're not here to adjudicate the decision of a committee that was selected by a process and a strategy that the state was using for this. That is not what this body is for. We do not have that authority. So, I hear you. I think there are other ways and other programs, and I encourage you to continue your dialogue with Jeff and Eve on other ways we can help support your initiative, but I don't think this body has a role in changing the decision of that selection committee.

Metz said, if no vote will be taken, then I will just say thank you for the time. And I just think that my hope is that the EDC is making the decisions in the best interests of the community.

Schiff said, that is what we always try to do. Thank you for coming.

Metz said, I ask also to submit the emails from yesterday as part of the minutes and record.

Next EDC Meeting

The next EDC meeting will be August 17, 2023.

With all items discussed, the meeting was adjourned.