

**ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES**

March 18, 2021
8:30 a.m. – 12:30 p.m.

MEETING DATE

March 18, 2021
Virtual Meeting

MEETING PARTICIPANTS

A. Commission Members

Carrie Schiff, Becky Takeda-Tinker, Chris Franz, Wendell Pryor, Blake Jones, David Dragoo, Benita Duran, Alberto Garcia, Gretchen Wahl, Jay Seaton, and Jandel Allan-Davis.

B. Guests

Sam Bailey, Shannon Project Fix, Simon Arnerich, Chamille Project Fix, Robin Brown, Steve Jozefczyk, Trey Rogers, Sara Lobato, Andrew Minor, John Cullen, Ted Telford, Aldo Svaldi, Annette Gilbert, Brooklin Salemi, John Lucero, Erin Schwartz, Kurt Anderson, Michael Project Flood, C.J. Rhyne, John Fogle, Steve Nielsen, David Jones, Lucas High, Monisha with Project Flood, Mustafa Al-Shawaf, Ed Sealover, and Alan Krcmarik.

C. Staff

Betsy Markey, Jeff Kraft, Sean Gould, Ken Jensen, Jill McGranahan, Tad Johnson, Andrea Blankenship, Andrew Wallace, Che Sheehan, Mike Landes, David Madsen, Michelle Hadwiger, Mike Landes, Jack Tiebout, Reid Aronstein, Andrew Trump, Donald Zuckerman, Kelly Baug, Rama Haris, Greg Thomason, Katharina Papenbrock, Glenn Plagens, Nikki Maloney, John Kovacs, Grace Houser, and Virginia Davis.

DECISION/ACTION ITEMS

1. The Economic Development Commission approved the Minutes from the February 18, 2021 EDC Meeting.
2. The Economic Development Commission approved the following projects/items:

JGITC:	Project Island; Project Fix; and Project Flood.
SF:	Project Curve; and Employee Ownership.
EZ:	PP – Vista Health Center; PP – Pike Peak Library District; and LAR – Estes Park EDC.
AI:	CSU Project Allocations; and CSM Project Allocations.
OZ:	Ratification of a 4th year for the OZ Program and another round of the OZ Capital Accelerator Program.
RJS:	ACOM; Garfield County; Silt and New Castle; and Annual Report Tax Exemptions.

A. Meeting Called to Order

Schiff called the meeting to order.

Markey announced her departure.

B. Minutes

Schiff called for a motion to approve the minutes from the February 18, 2021 EDC meeting.

Duran moved approval of the minutes. Allen-Davis seconded the motion. Motion passed unanimously.

M/S/P – Duran, Allen-Davis – Minutes approved as presented by staff.

C. Job Growth Incentive Tax Credit (JGITC): Michelle Hadwiger

Project Island

Hadwiger presented Project Island. Project Island is a privately-held energy and technology company that provides oil and gas companies with a cost-effective way to capture environmentally-harmful byproducts of oil and gas extraction and convert those otherwise-wasted byproducts into competitively-priced electricity. The company, founded in 2018, currently has 48 employees, 17 of whom are in Colorado. Project Island is considering the establishment of an operations center to support a multi-state region. Most positions are in accounting, finance, legal, human resources, technology, and sales & marketing. The company expects to create 286 net new full-time jobs with an average annual wage of \$122,795, which is 171% of Denver County's average annual wage. The company is considering the Denver metropolitan area, but has not yet identified a specific county in which they would locate.

Staff is requesting approval of \$3,834,062 in performance-based Job Growth Incentive Tax Credit over an 8 year period for the creation of up to 286 net new full-time jobs over the next 8 years at an average annual wage equal to or greater than the average annual wage of the county the project chooses to locate.

M/S/P – Pryor, Takeda-Tinker – Project Island approved as presented and recommended by staff.

Project Fix

Hadwiger presented Project Fix. Project Fix is a tech company headquartered in California that is contemplating opening a new office in Denver, Colorado. The company behind Project Fix provides a software platform for home service professionals. The platform provides the tools to help these home service professionals run their businesses. The company has seen rapid growth over the past few years and is expecting to add a significant employee base to the company within the next year, with additional growth projected in years 2-8. While the bulk of the company's growth in recent years has been in California, the company has seen success in hiring employees over the past year in the Denver marketplace, as well as in other locations throughout the country. The company has approximately 40 employees working remotely in Denver today. Given this success in the labor market, other market dynamics, and the cost considerations between continuing to grow in California or in Colorado, the company is considering either opening a new physical office location in Denver to house the existing and additional employees or basing the bulk of the new growth within the existing California location. While this project would be a new office, the company has suggested that it may become the Headquarters in the future depending on other factors and considerations as the company continues to grow.

If the company chooses to open a new office in Colorado, Project Fix would lead to the creation of up to 211 net new full time jobs in Colorado. The jobs created by Project Fix will include a range of functions across customer care, sales, engineering, product management and design, and technical support.

Staff is requesting approval of \$1,748,263 in performance-based Job Growth Incentive Tax Credit over an 8 year period for the creation of up to 211 net new full-time jobs over the next 8 years at an average annual wage equal to or greater than the average annual wage of the county the project chooses to locate.

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

Project Flood

Hadwiger presented Project Flood. Project Flood is a tech company headquartered in Colorado that is contemplating a large expansion in Colorado or elsewhere. The company behind Project Flood was founded over 5 years ago and provides a software-enabled, peer-to-peer sharing service. The company

has experienced rapid growth and demand for their service over the past year, and currently operates in markets across the country. As part of this recent and anticipated growth, the company is expecting to increase its headquarters employment significantly over the next eight plus years. Project Flood, should it occur in Colorado, would lead to the creation of up to 1,483 net new full time jobs in Colorado. The jobs created by Project Flood will be spread across all major headquarters functions: Finance, Management, Administration, and Engineering. The vast majority of the positions anticipated will be software engineering positions to support the increased demand of the service. The company's projected average annual wage of the jobs to be created is \$163,677, which is significantly higher than any Colorado county's average annual wage.

Staff is requesting approval of \$16,382,827 in performance-based Job Growth Incentive Tax Credit over an 8 year period for the creation of up to 1,483 net new full-time jobs over the next 8 years at an average annual wage equal to or greater than the average annual wage of the county the project chooses to locate.

M/S/P – Dragoo, Allen-Davis – Project Flood approved as presented and recommended by staff.

Update of Approved Projects

Hadwiger said we have no updates at this time.

D. Strategic Fund (SF): Jeff Kraft, Sean Gould, Michelle Hadwiger

EDC Budget Update

Gould presented the EDC Budget update which shows a current balance of \$1,883,462 available for future projects.

Strategic Fund Balance Forecast

Gould provided the SF Balance Forecast which shows \$383,962 in projected available funds should today's project be approved.

Project Curve – SF and JGITC

Hadwiger presented Project Curve. Project Curve is an American-based company with operations throughout the world that is considering establishing a new operation in Gilpin County. The company behind Project Curve is a global producer and distributor of a variety of spirits and liquor brands. Over the recent past, the company has seen significant growth in a specific sub-segment of its brands, and will need to expand its distilling, bottling, and warehousing operations to accommodate the increasing demand for one of its liquor brands in particular. The company currently produces and distributes this particular liquor brand in a Midwestern state, but the company has also identified a parcel of land in Gilpin County in which it could expand its production capabilities. If the company chose to pursue the expansion of its distilling, bottling, and warehousing operations in Colorado, it would also establish a tourism related facility in which visitors would be able to taste and purchase the liquor, listen to live music, and participate in other co-located activities.

In total, it is estimated that the build out of the distilling operation and tourism facility could entail as much as \$50 million in capital expenditure. While the jobs associated with these tourism related activities are not competitive interstate jobs, given their retail nature, the positions associated with the distilling, bottling, and warehousing of the liquor could reasonably and efficiently be located in either Colorado or the Midwestern State in which the company currently produces the liquor.

Staff is requesting \$374,163 in performance-based Job Growth Incentive Tax Credits over an 8-year period. This incentive is contingent upon the creation of up to 23 net new jobs over the next eight years at an average annual wage equal to or greater than the average annual wage of the county the project

chooses to locate, the maintenance of net-new jobs in Colorado for one full year before any credits become vested, and before any credits are issued, the company must create and maintain at least 20 net new full-time jobs. The Company will report project and retail employment separately.

Additionally, staff is also requesting \$149,500 in a performance-based Strategic Fund Job Creation cash incentive over a 5-year period, 60 months, at \$6,500/NNJ for the creation of 23 net new full-time jobs at a minimum average annual wage (AAW) equal to or greater than the average annual wage of the Colorado county ultimately selected. The maintenance of net-new jobs in Colorado for one full year before any cash grants are paid. The Company will report project and retail employment separately. The approval and contracting for and/or pay out of local matching incentives by the local community, with the below standard stipulations:

- OEDIT will not pay out any Strategic Fund cash incentives if the County/City does not approve and commit local incentives.
- Because the local match letter included in this application does not specify the exact nature of the local match at this time, OEDIT and/or the EDC must determine if, once offered, the final local matching in kind contributions are dedicated specifically enough to the company's job creation project and are not serving a public purpose for the match to count under the EDC's Strategic Fund policy before the Strategic Fund Incentive contract will be finalized.
- The state maintains the right to reduce this incentive on a per job basis to only count the allowable match through approved incentive programs.

Schiff asked Michelle to confirm for the board approving both a JGITC and SF incentive for one project is within the scope of our statutory authority.

Hadwiger said it is within the EDCs statutory authority to approve both a JGITC and SF for one project. We haven't done it in the past as a matter of policy. In this case we think that its justifiable based on the considerations for the project and the high capital investment in the rural community. We have in the past approved another project that combined both programs, Sierra Nevada. That had significant supply chain considerations and international flavor. That's the only other time we approved both programs together.

M/S/P – Franz, Takeda-Tinker – Project Curve approved as presented and recommended by staff.

Employee Ownership

Plagens, Kovacs, Maloney and Houser presented Employee Ownership update with a history of the programs activities and the funding approvals from the EDC.

The EDC approved for the Employee Ownership Office (EOO) a total of \$2,225,000 for 3 state Fiscal Years (FY) or \$750,000 for each FY2020, FY2021 and FY2022. The budget was approved at the August 2019 EDC meeting with approval for \$750,000 to be encumbered.

Current Budget Status 2/28/2021

FY2020 = \$162,783	Total Spend for FY2020
FY2021 = \$197,639	Total Spend Through 2/28/2021
TOTAL = \$360,422EOO	Total Spend Through 2/28/2021
FY2021 = \$286,500EOO	Forecasted Spend for the Remainder of FY2021
TOTAL = \$646,922 EOO	Projected Total Spend FY2020 & FY2021
<u>Surplus = \$103,078</u>	<u>FY2020 Funding Remaining</u>

The EOO has made significant progress towards the program FY2021 WIGS established by the Governor's Office in spite of the pandemic. The EOO has used the time during the pandemic to build capacity and strategically position itself for the recovery. The EOO is anticipating it will not spend the first FY2020 tranche of budget allocated by the EDC by the end of FY2021. Our estimates predict the EOO will have \$103,078 remaining of the original \$750,000 encumbered for FY2020.

Staff is requesting the remaining \$1,500,000 and surplus from FY2020 to be encumbered and allocated to the EOO for FY2022 and FY2023. The EOO is also requesting approval for 3 Grant cycles a year at a cost of \$60,000 per grant cycle. The impact of COVID 19 limited our ability to promote employee ownership, hold in person outreach events and employee ownership commission meetings. Now that our focus can be redirected back to the Employee Ownership Program, we are seeing that work bear fruit in active conversions and increased outreach by our office. We anticipate our work over the next year to take major strides forward.

Kraft added that this EO request does not include any additional funds. This is a request to adjust the way the funds will be spread out and spent for the program. Glenn's team made heroic efforts during the heart of the pandemic to help small businesses with PPP loans along with answering many questions, and guiding individuals and businesses through processes and continue to do so.

Schiff asked if it is necessary to have the Commission get to the detailed level of approving how the funds are used specifically related to these three grant cycles a year. Is that the level of discretion you need for EO or is it a matter of policy that the EDC should be approving that.

Kraft said these grants are very small and modest. Staff wanted to offer the Commission the opportunity to have the conversation and make sure you are comfortable with either wanting to review these on a high level and approve them or delegating to staff subject to reporting. The funds are being treated with a high level of judiciousness by the staff and I think staff could absolutely do the work in a transparent way and report back to the EDC. If the Commission is comfortable that would be a good way to proceed.

Schiff called for a motion to approve both the rollover of funds and the extension of the program through FY22-23 as well as approval to defer to staff to administer the program with regular reporting and transparency of the use of funds and grant cycles.

M/S/P – Jones, Pryor – Employee Ownership Office funding shift request approved as presented and recommended by staff.

Plagens asked that one of the Commissioners reach out to be an EDC Liaison for the EO Commission.

Schiff asked the Commission to reach out to Glenn or Jeff offline regarding the EDC Liaison for the EO Commission.

**E. Enterprise Zone (EZ): Andrew Wallace
EZ Contribution Projects**

Wallace presented the following EZ Contribution Project Proposals for approval.

EZ	Project Name	Type	Category	Completion Date	Budget	1 yr. Proj. Credits
Pikes Peak EZ	Peak Vista Health Center Project	Capital Campaign	Community Facility	12/31/2026	\$4,500,000	\$52,500
Pikes Peak EZ	Pikes Peak Library District: Workforce	Operations	Job Training	12/31/2026	\$230,000	\$13,750

	Development Initiative					
Larimer EZ	Estes Park Economic Development Corporation	Operations	Economic Development Organization	12/31/2026	\$265,075	\$51,562
					\$550,000	\$131,250

M/S/P – Duran, Franz – EZ Contribution project approved as presented and recommended by staff.

Kraft said this meeting will be Andrew’s last meeting with the EDC. Andrew will be leaving OEDIT to attend graduate school. He’s done a lot of great work for the EZ program and OEDIT as a whole.

The EDC thanked Andrew for the work that he’s done and we wish him the best of luck.

**F. Advanced Industries (AI): Katie Woslager
CSU Allocation Projects**

Woslager presented the following CSU Allocation Projects for final approval.

AI Sector	TTO – Project Name	Principal Investigator	Funding Request	Matching Funds
Bioscience	Commercialization of diagnosing pregnancy in dairy cows	Tom Hansen	\$125,000	\$41,666.67/CSURF
Bioscience	Anti-fungal potato tuber coatings	Chris Ackerson	\$125,000	\$41,666.67/CSURF
Bioscience	Electrochemical capillary-driven immunoassay (eCaDI) for multiplexed detection of COVID-19 and influenza infections	Brian Geiss	\$125,000	41666.67/Balanced Biotech
Technology & Information	Performant Data Analysis and Learning	Sanjay Rajopadhye	\$125,000	\$41,666.67/Corespeq, Inc.
Technology & Information	Greenhouse Gas Inventory Tool	Keith Paustian	\$125,000	\$41,666.67/Soil Metrics
	TOTAL		\$625,000	\$208,333

CSM Allocation Projects

Woslager presented the following CSM Allocation Projects for final approval.

AI Sector	TTO – Project Name	Principal Investigator	Funding Request	Matching Funds
Electronics/Information & Technology	S3Key: A Secure Smart Key Technology	Dejun Yang	\$30,525	\$10,175/ CSM Foundation
Electronics/Information & Technology	Smart Omnidirectional Imaging Devices for Non-Contact Temperature Assessment and Social Distancing Monitoring	Hao Zhang	\$21,825	\$7,275/CSM Foundation
Advanced Manufacturing Infrastructure Engineering	Engineered Char for Enhanced Strength in Cement at Increased Replacement Levels	Lori Tunstall	\$30,525	\$10,175/CSM Foundation
Bioscience	Localization of magnetic particle in contact lenses for controlled and targeted ocular drug delivery	Anuj Chauhan	\$30,525	\$10,175/CSM Foundation
	TOTAL		\$113,400	\$37,800

M/S/P – Dragoo, Jones – CSU Allocation Projects and CSM Allocation Projects approved as presented and recommended by staff.

AI Budget

Woslager presented the AI Budget Update which shows approximately \$33M in unencumbered funds remaining.

**G. Opportunity Zone (OZ): Mike Landes, Jack Tiebout
OZ Program Update**

Landes and Tiebout presented the OZ update.

Qualified Opportunity Funds

As of December 2020, Novogradac reported more than \$15 billion in OZ funds; concerns about reduced investment due to the pandemic have been largely satisfied by the continued deployment of capital. However, real estate remains the destination for 96% of OZ investment dollars, a trend that was expected to decrease prior to COVID.

OZ Capital Accelerator Program

OEDIT has partnered with the Colorado Center for Innovation in Community Capital (CC4ICC) to create the OZ Capital Accelerator Program (OZCAP).

- Cost of the OZCAP program over 12 months: \$150,000
- Funds raised by OZCAP participants: \$5,970,000
- 5 participants have raised equity or debt (expecting more)
- ROI: \$39.80 per dollar spent on the program
- Upcoming spotlight/pitch event to investors

Over half of these businesses are owned or co-owned by women, minorities, and veterans; several have strong social impact objectives such as serving veterans or working on climate issues.

Recent OZ Program Success Stories

After consulting with OEDIT’s OZ team, investors in Longmont created the Longmont Evergreen Opportunity Fund, a local OZ fund aimed at AI, manufacturing, and aerospace industries. After an early meeting with the OZ team about investing in broadband in Colorado, Arctaris Impact Investors announced a \$60 million investment in broadband infrastructure in Maine and Colorado. Three workforce housing projects supported by OEDIT OZ grants are in advanced discussions with OZ investors. Opportunity Zone Capital Accelerator Program participant Entelligent, restructured operations and raised \$5.2 million in third-party investment.

Technical Assistance Grants approval in FY20-21

Community	Date approved	Amount	Purpose
Fremont County EDC	8/11/20	\$18,000	Feasibility study for sports complex
City of Lakewood	12/23/20	\$25,000	Predevelopment services for hotel redevelopment
Town of Silverton	1/13/21	\$2,000	Design services for prospectus
Longmont Economic Development Partnership	2/17/21	\$2,000	Design services for prospectus

Community Outreach WIG

Goal for FY20-21: execute at least twenty virtual community-based events around Colorado. These events offer an opportunity for the OZ program to collaborate with other parts of OEDIT and the state government – coordination local and rural development, sector-specific connections to OZ projects, etc.

National Recognition

December 2019: Forbes Magazine put the program on its “Forbes OZ 20” list for helping position rural communities for OZ investment through education and supporting investment prospectuses and the Co-Invest platform.

June 2020: The Milken Institute acknowledged OEDIT in its “From Recovery to Resilience: How Opportunity Zones Can Help Accelerate Post-COVID Economic Resurgence” report.

February 2021: In its “Opportunity Zones: State of the Marketplace” report, the Economic Innovation Group (EIG) recognized the OEDIT’s Opportunity Zone Capital Accelerator Program as a best practice in OZ investment facilitation. Colorado was one of only three states recognized.

OZ Program Budget

Staff is requesting the EDC approve ratification of a 4th year for the OZ Program and another round of the OZ Capital Accelerator Program with no additional funds being requested.

M/S/P – Takeda-Tinker, Pryor – Ratification approved.

Schiff said this is a great program and encouraged staff to come back to the EDC when needed for the fifth year.

H. Rural Jump-Start (RJS): Andrea Blankenship

ACOM

Blankenship presented ACOM. ACOM is a new company opening up business in Grand Junction. ACOM has been tasked by a power company in Tennessee to build aluminum boxes and stands which will house and protect sensitive computer equipment. In this first phase, ACOM has done the design work and schematic for the boxes, and expects to begin manufacturing in the next nine months. These boxes could go on every power pole in America to measure the efficacy of the power pole, transformer quality, failures, etc. OEDIT has reviewed the application from ACOM and concludes that the company meets all of the requirements of the Rural Jump Start Program. OEDIT recommends approval of this application.

ACOM is not operating as defined by the Rural Jump-Start Program. In July 2020, the design process began for the product, but location is still being determined and no manufacturing has begun. OEDIT concludes that ACOM was not actively producing or selling a product, hence not operating in the zone at the time application as defined by the guidelines of the Rural Jump-Start program.

For the competition analysis, OEDIT defines ACOM as a sheet metal work manufacturer. OEDIT has found that ACOM is the only company in Colorado and one of only a few in the United States manufacturing this specific aluminum casing. Almost 100% of the product is expected to export outside of Colorado, with other exporting potential in other applications of the product. OEDIT has concluded that ACOM does not compete with any Colorado companies in an adjacent economically distressed county.

In reviewing the geographic market, OEDIT concluded that ACOM has a unique product in the metal working manufacturing market. For these reasons, OEDIT concludes that ACOM passes the Rural Jump-Start competition review, and should be approved for participation in the Rural Jump-Start program.

OEDIT has concluded that ACOM passes all metrics for participation in the Rural Jump-Start program, and therefore recommends approving ACOM for participation in the Rural Jump-Start program with fifty New Hires.

M/S/P – Allen-Davis, Seaton – ACOM approved as presented and recommended by staff.

Garfield County, New Castle, and Silt

Blankenship presented the Garfield County, New Castle, and Silt application to form a Zone. Garfield County has submitted an application to form a Rural Jump-Start zone. This zone would include all of the unincorporated county. Additionally, New Castle and Silt have passed Resolutions to form Rural Jump Start Zones. Colorado Mountain College sponsored this application. The application was submitted by Tinker Duclou of Colorado Mountain College, which is working with the Associated Governments of Northern Colorado. OEDIT endorses this application and recommends approving unincorporated Garfield County and the municipalities of New Castle and Silt for inclusion in the Rural Jump-Start program.

OEDIT recommends the approval of Garfield County, as well as the municipalities of New Castle and Silt for inclusion in the Rural Jump-Start program.

M/S/P – Takeda-Tinker, Pryor – Garfield County, New Castle, and Silt approved as presented and recommended by staff.

Cortez and Dolores

Blankenship presented the Cortez and Dolores application to form a Zone. Cortez and Dolores in Montezuma County have both passed resolutions to become Rural Jump-Start Zones. Montezuma County has been an RJS Zone since September 21, 2017. The application does not include a pipeline of potential companies, and there are no companies currently identified to apply for the program.

OEDIT recommends the approval of Cortez and Dolores for inclusion in the Montezuma Rural Jump-Start program.

M/S/P – Dragoo, Seaton – Cortez and Dolores approved as presented and recommended by staff.

Annual Reports and Benefits

Blankenship presented the Annual Reports and Benefits request.

Company	Employee Name	Wages Exempted
Colorado Stone Quarries LLC	No Employees (joined program in December 2020)	\$0
Geyser Systems	No employees qualified for more than Average Annual Wage	\$0
Rocky Mountain Manufacturing	3 Employees	\$85,748
VioletGro, Inc.	1 Employee	\$60,328
Total		\$146,076

Staff request approval to issue tax credit certificates to these new businesses and new hires.

M/S/P – Wahl, Duran – Tax Credit Certificate issuance approved as presented and recommended by staff.

I. Transferrable Tax Credit (TTC): Ken Jensen, Mustafa Al-Shawaf

EVRAZ Update

Jensen said staff is still working with VF Corp with nothing to report at this time.

Jensen introduced Mustafa Al-Shawaf with EVRAZ.

Al-Shawaf provided an update of the project. Hello Commissioners when I last reported to you I was able to share the exciting news that our project had received final board approval to move to the construction phase of the project. In the months since our project team has been working hard to advance the project

and prepare for the major phases of construction. In short, the project is on track for mechanical completion at the end of 2022 with commissioning and early start up happening in early 2023.

To give you more color on recent events, in the last six months extensive pre construction activity, including environmental remediation utility relocation and general site preparation have advanced well. Railroad construction to handle the Mills future shipping needs is underway. The major equipment that will be installed in the new Mill is being manufactured. This month, with the help of the Urban Renewal Authority (URA), we have begun to market bonds to reimburse eligible costs under the redevelopment and reimbursement agreement. We expect the bonds to close later this month. Looking ahead we are pleased to report that more intense construction phases are not far away. While much work has taken place on the site in the last few years, these next few months will see the pace quickly significantly. In fact, we have spent more than \$200M in 2021 on this project. This spring we will see the full construction mobilization starting with mass excavation for the new facilities extensive foundations preceding and also building construction is starting this summer. We want to thank you for your continued support of this project.

**J. Regional Tourism Act (RTA): Ken Jensen, Jeff Kraft, Che Sheehan
RTA Program Update**

Jensen provided the RTA program update saying Aurora/Gaylord and Pueblo/PBR are both commenced and operating with nothing to report at this time. Colorado Springs/AFA Visitor Center, OEDIT continues to monitor this element with nothing to report at this time. Denver/NWC has commenced and moving along with nothing to report at this meeting.

NCRTA/Go NoCO

Kraft said today we will get updates from the key stakeholders of the Go NoCO projects. All the developers and communities are actively supporting their projects.

Fogle said on behalf of Loveland and Estes Park, we thank Betsy Markey for her service with the state. John introduced Alan Krcmarik to provide his update.

Krcmarik said we have been working with OEDIT and Anderson Analytics on the numbers for the project. The 3 components of the Loveland Project will generate the majority of revenue through public improvement fees on retail, lodging, and admissions.

		Public Improvement Fees				
Project Component	Combined	Retail	Lodging	Admissions		
Hotel(s)	\$31,888,891	\$7,124,054	\$24,764,837	\$0	Hotel(s)	34.9%
Indoor Water Park	14,438,453	0	14,438,453	0	Indoor Water Park	15.8%
Whitewater	44,988,691	2,396,205	0	42,592,486	Whitewater	49.3%
Total	\$91,316,035	\$9,520,259	\$39,203,290	\$42,592,486		

In the application, the City of Loveland pledged revenue from on-site sales tax, property tax on the hotel(s), and a portion of the City's lodging tax to support marketing.

		City Support through Pledged Revenue				
		On-site 3%	Hotel(s) - City 9.564	1/3 of the 3%		
Project Component	Combined	Sales Tax	Mill Property Tax	City Lodging Tax		
Hotel(s)	\$34,837,277	\$26,501,649	\$3,135,012	\$5,200,616	Hotel(s)	66.8%
Indoor Water Park	13,640,954	9,096,225	1,512,654	3,032,075	Indoor Water Park	26.2%
Whitewater	3,666,193	3,666,193	0	0	Whitewater	7.0%
Total	\$52,144,424	\$39,264,067	\$4,647,666	\$8,232,691		

When combined, the PIFs and the City pledged taxes total a projected \$143.5 million from 2021 to 2050.

		Public Improvement Fees & City Pledged Revenue				
		PIF + Sales Tax	PIF + Property Tax	PIF + Lodging Tax		
Project Component						
Hotel(s)	\$66,726,168	\$33,625,703	\$27,899,849	\$5,200,616	Hotel(s)	46.5%
Indoor Water Park	28,079,407	9,096,225	15,951,107	3,032,075	Indoor Water Park	19.6%
Whitewater	48,654,884	6,062,398	0	42,592,486	Whitewater	33.9%
Total	\$143,460,459	\$48,784,326	\$43,850,956	\$50,825,177		

Nielsen provided a Loveland Whitewater Adventure Park update. We're making a lot of progress. The Planning, Architecture, Engineering, & Contractor Team working together on 155 acre master plan. We have added a hospitality group to the design team. We are working on hotel placement and how we can take advantage of the water. Our goal is to have a concept plan for the entire 155 acres ready for a preliminary City review in the next two weeks. We have engaged a national underwriters as it relates to bringing them up to speed on where the project is, the design and what the economics of it looks like. We have an updated feasibility study underway now that we have a better idea of hotel layout and operation and how it might fit into the bigger picture. We are working with Michael Anderson. As we move the pieces around we're constantly updating our Proforma to match the design. We are on track and excited about our progress.

Rogers said we have had good discussion and an exchange of drafts among counsel for the Stanley, NCRTA, and Estes Park. I think we are very close to being done with the drafting work. There are two steps left. LeeAnn's review and we need an NCRTA board meeting. We expect that happen in early April. We've also been working on the revised draft resolution and we expect to have comments back to OEDIT within the next day or so and we fully expect that revised resolution ready for the EDC to review by the April meeting.

Kraft said the other part of the separation agreement is to have a financing entity in place to support the Stanley Film Center (SFC). There has been really good progress with Aurora. Things are looking positive and we are moving toward a final agreement subject to final approval by the Aurora City Council (ACC) and Aurora Urban Renewal Authority (AURA).

Cullen agreed with Trey's summary that the lawyers are all working diligently and there are no roadblocks seen at this point. ACC and AURA have been great to work with. With AURA on board and hiring Kutak Rock, I see the things going full force within the next month or two with an executable document where they are the financing/co-financing entity. We've already started the process of using Aurora's purchasing rules with our contractors. The goal here is to break ground in 60 days. We have the bank commitment

subject to getting resolution four executed and the financing entity established. We've lined up the tenants and with a little bit of extra work, I think we can open a year from today.

Sheehan walked the Commission through the current draft of the Resolution. Staff anticipates bringing a final draft to the EDC at the April meeting for review and approval.

K. Other

CCS to Create PPP Liquidity Facility for CDFI's

Blankenship noted the following email update provided by Sue Dorsey with the Gates Foundation. \$12.5M in PPP loan funds have been re-advanced. The funds were split evenly between DreamSpring and Colorado Enterprise Fund (CEF) at \$6.25M each. Colorado Lending Source did not need the funds since they partnered with Lendio, a fintech company to facilitate PPP loans. Both lenders were extremely appreciative of the re-advance of capital under the same terms and without the 1% origination fee keeping their costs low. This capital will allow them to continue to make PPP loans without having to stop and raise new capital. CEF said they will use their \$6.25M to make PPP loans and then send that portfolio of loans to the Federal Reserve PPP Loan Fund for funding and then make an additional \$6.25M in PPP loans and send that portfolio to the Federal Reserve for funding and continue to do that until the PPP program ends at the end of March. Shows the importance of this initial PPP credit facility and how the same funds will continue to be leveraged many times over saving thousands of businesses and jobs in Colorado. Once this round of PPP funding is over, I expect that each lender will repay their loan with Gates with the Federal Reserve PPP Loan Fund since that funding is at 35 basis points and our loan is at 100 basis points.

Next EDC Meeting

The next EDC meeting will be on April 15, 2021. This meeting will be virtual.

With all items discussed, the meeting was adjourned.