ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
May 20, 2021
8:30 a.m. – 12:30 p.m.

MEETING DATE
May 20, 2021
Virtual Meeting

MEETING PARTICIPANTS
A. Commission Members
Carrie Schiff, Becky Takeda-Tinker, David Dragoo, Jandel Allen-Davis, Wendell Pryor, Alberto Garcia, Jay Seaton, and Chris Franz.

B. Guests
Andrew Minor, Annette Gilbert, Brady with Project Bluebird, Brian Leavell, Chase McCleary, Dan Lynch, Dan Sapienza, Deborah Cameron, Dennis Huspeni, Ed Sealover, Emma Needell, Gregoray Care, Jake Sally, Jessica Scott, Joanne Greek, John Cullen, Kelly Jones, Ken Cope, Kristi Brownfield, Kristine Smith, Lucas High, Maritza with Project Bluebird, Michael Kotlarczyk, Nick Farber, Nina Matinek, Patrick Hackett, Rachel Lyons, Raffaele Rinaldi, Sam Bailey, Sara Lobato, Sarah Murphy, Sharri Hefner, Steve Nielsen, Stewart Olive, Terri Velasquez, Todd King, Trish Thibodo, Turid Nagel-Caseboldt, Wendy Koenig, Christine McKenney, Elise Hamann, Ian McCargar, John Fogle, Max with Project Bluebird, Nina Martinke, Steve Jozeftczyk, and Trey Rogers.

C. Staff
Pat Meyers, Jeff Kraft, Sean Gould, Michelle Hadwiger, LeeAnn Morrill, Tad Johnson, Ken Jensen, Jill McGranahan, Andrea Blankenship, Daniel Kim, Mike Landes, Rama Haris, Kelly Baug, Andrew Trump, Donald Zuckerman, Dave Madsen, Glenn Plagens, Katie Woslager, Sonya Guram, and Virginia Davis.

DECISION/ACTION ITEMS
1. The Economic Development Commission approved the Minutes from the April 15th and April 29th, 2021 EDC Meetings.

2. The Economic Development Commission approved the following projects/items:

| JGITC:  | Project Bluebrid; Project Echo; and Project Summertime. |
| SF:     | LONE Worker Extension; and CDOT Burnham Yard Agreement approval. |
| CCR:    | CCR Additional Funding. |
| EZ:     | Gunnison Valley Health; Center for Arts Crested Butte; Pikes Peak Boundary Amendments; Denver Boundary Amendments; Larimer County Boundary Amendments; and South Central Boundary Amendments. |
| AI:     | AI Transition requests; AI Fast Track Applications final approval; AI Competitive Applications final approval; and AI Collaborative INFIR Project requests. |
| COFTM:  | Project Silver Rock; Project Proteus; and Happy Birthday Charlie. |
| RJS:    | Hayden Data; Hugo and Lincoln Zone Formation; and Annual Report Tax Credits Issuance. |
| DIB:    | Disproportionately Impacted Businesses program approval. |

A. Meeting Called to Order
Schiff called the meeting to order.
Meyers said we are close to an agreement with the Legislature on a flex fund. That agreement will be with the EDC. More to come after the next EDC meeting. We have promoted Jeff to Deputy Director of OEDIT.

B. Minutes
Schiff called for a motion to approve the minutes from the April 15th and April 29th, 2021 EDC Meetings.

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

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

C. Job Growth Incentive Tax Credit (JGTC): Michelle Hadwiger
Project Bluebird

Hadwiger presented Project Bluebird. The company behind Project Bluebird, with a US headquarters in the Bay Area, operates a direct-to-consumer online subscription service for independent food & beverage producers. The pandemic accelerated the already-fast growth of the company, which currently has about 150 employees in the US. The company seeks to grow in a market that provides strong talent for data analytics, marketing, and engineering; provides a high quality of life that allows the company to attract and retain talent; and is lower cost than the Bay Area.

Staff is requesting approval of $4,332,944 in performance-based Job Growth Incentive Tax Credits over an 8 year period for the creation of up to 251 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 jobs full-time jobs before any tax credits are issued.

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

Project Echo

Hadwiger presented Project Echo. The privately-held multinational company behind Project Echo develops and manufactures intralogistics systems for clients including airports and fulfillment centers. The company, which does not currently have an office in Colorado, seeks to consolidate two offices from other parts of the United States in a location where it will have easier access to the western US, where it expects to grow its business in the future.

Staff is requesting approval of $609,653 in performance-based Job Growth Incentive Tax Credits over an 8 year period for the creation of up to 41 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 jobs full-time jobs before any tax credits are issued.

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

Project Summertime

Hadwiger presented Project Summertime. The company behind Project Summertime is a specialty foods producer that sells its primary product through retail, food service, and private label channels. The company is based in Colorado and has approximately 55 employees in the state. The company was recently acquired by a private equity firm and is planning to develop a new operations center to service and supply their growing market in the Southeast US, with space for office, product development and production, and distribution functions.
Staff is requesting approval of $960,840 in performance-based Job Growth Incentive Tax Credits over an 8 year period for the creation of up to 82 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 jobs full-time jobs before any tax credits are issued.

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

**Update of Approved Projects**
Hadwiger said Squarecomp Solutions, introduced as Project Minecraft announced they will be relocating their U.S. headquarters to Colorado. Strive Health, introduced as Project Chevron, announced they are moving forward in Colorado. Gadelinet, introduced as Project Panther, also chose Colorado. OEDIT hosted with the ICElab and Moosejaw accelerator, outdoor recreation companies. It was great to partner with the Gunnison Valley/Telluride area, ICElab and Moosejaw, helping these companies identify suitable locations for growth. We are producing a quantum film to educate the market on quantum computing and help the market understand how quantum can shift business models. We will share that with the EDC as that becomes available.

**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 $14,237,334 available for future projects. Additionally, the SF Forecast will be reformatted moving forward.

**LONE Program Extension**
Gould presented LONE Worker Program Extension request. We are rebranding this program as the LONE Worker Program to differentiate it from other location neutral programs out there. Today, staff is asking the EDC to extend this program through CY2022.

M/S/P – Pryor, Takeda-Tinker – LONE Worker Program Extension approved as presented and recommended by staff.

**Burnham Yard Update**
Kraft presented recapped the Burnham Yard project. Since the approval CDOT, HPTE, and OEDIT worked on the Interagency Agreement of which we have provided a draft to you today. The one item we are going to request to adjust is the payment turn-around time. This draft currently shows a 2-day payment after invoicing. We are going to request a bit more time so our accounting team has enough time to process it. Other than that, we are happy with the agreement the agency attorneys and staff have worked out.

Farber said he walked his Commission through this agreement and everyone is in support of the project and is encouraged by the partnership. We plan to close on the loan and the property next week. CDOT will likely request the SF money in a few weeks. It’s been a pleasure working with Jeff and Sean on this agreement.

Staff is asking for a motion to approve Chair Schiff signing and executing the agreement knowing the cash will flow very shortly after the transaction.

M/S/P – Takeda-Tinker, Pryor – Direction of Chair Schiff to execute the finalized Interagency Agreement approved.

**E. Colorado Credit Reserve (CCR): Jeff Kraft, Andrea Blankenship**
Kraft and Blankenship presented the CCR request. CHFA runs several OEDIT small business credit enhancement programs, including Cash Collateral Support (CCS) and CCR. The General Assembly appropriates $400,000 annually to CCR, which runs out in 6-8 months every year, hindering the effectiveness of the program. CCS was established from SSBCI money in 2010, will likely receive a cash infusion from new SSBCI money in the first half of 2022. The current cash balance of CCS is $6M.

CCR is one of OEDIT’s most effective programs supporting diverse small businesses. The program supports microloans, which correlates with very small and diverse businesses. Most CCR supported lenders are mission-based non-profits that have an EDI dimension to their programming. In a recent call with non-profit lenders to discuss OEDIT’s future programming with state and federal dollars, there was a near unanimous request that OEDIT increase CCR funding to support lenders’ balance sheets. We need to offer support and help them strengthen their balance sheets so they can continue to support small businesses. We will be leaning heavily on non-profit lenders for critical program deployment.

With the imminent re-funding of CCS through SSBCI and lender demand for more CCR funds, OEDIT requests the EDC move $500,000 annually over the next three years, for a total of $1.5 million, from the CCS cash reserve to the CCR program.

M/S/P - Pryor, Dragoo – Move of $500,000 in CCS Funding to the CCR program approved as presented and recommended by staff.

**F. Enterprise Zone (EZ): Sonya Guram, Daniel Kim**

**EZ Contribution Projects**

Guram presented the following EZ Contribution Project Proposals for approval.

<table>
<thead>
<tr>
<th>EZ</th>
<th>Project Name</th>
<th>Type</th>
<th>Category</th>
<th>Completion Date</th>
<th>Budget</th>
<th>1 yr. Proj. Credits</th>
</tr>
</thead>
<tbody>
<tr>
<td>REG 10 EZ</td>
<td>Gunnison Valley Health EMS Capital Campaign</td>
<td>Capital Campaign</td>
<td>Community Facility</td>
<td>12/31/2026</td>
<td>$5,000,000</td>
<td>$562,500</td>
</tr>
<tr>
<td>REG 10 EZ</td>
<td>Center for Arts Crested Butte Visitor Attraction</td>
<td>Operations Campaign</td>
<td>Visitor Event / Attraction</td>
<td>12/21/2026</td>
<td>$620,000</td>
<td>$38,750</td>
</tr>
</tbody>
</table>

TOTAL: $5,620,000 $601,250

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

**EZ Boundary Amendments**

Guram presented the following EZ Boundary Amendments. Colorado Revised Statutes gives the EDC the authority to designate and terminate enterprise zones or portions thereof upon the recommendation of OEDIT’s executive director. OEDIT and the Executive Director have evaluated the proposed boundary amendments, and find them all eligible and recommends these; the Denver proposal is recommended for conditional approval.

**Pikes Peak EZ**

The Pikes Peak EZ administration would like to add 17 census blocks to its Enterprise Zone. The addition of the proposed blocks will add 1,602 to Pikes Peak EZ population bringing them to a total estimated 85,279 people. Well below the 115,000 statutory limit for an urban enterprise zone. OEDIT finds this boundary amendment compliant with the statute and recommends EDC approval.

M/S/P – Allen-Davis, Franz – Pikes Peak boundary amendments approved as presented.
Denver County EZ
The Denver EZ administration is proposing an amendment to add 15 census blocks in the far Northeast corridor all in one census tract. This census tract has low per-capita income, $26,540, and qualifies these census blocks for designation. The proposed blocks have not experienced the growth and economic activity that was expected to occur given proximity to DIA. The costs of laying infrastructure is the primary issue. Today, a few businesses are considering development in the area; these have indicated that Enterprise Zone status is an important factor in their decision between Denver and other possible across the nation.

Inclusion of these blocks will not add population; however, the current population estimate for the Denver EZ is 117,660, give increased population in other Denver EZ areas. The Denver EZ Administration team has been working to identify other EZ areas to drop from their zone in order to meet the 115,000 population cap. They have identified 20+ blocks that are primarily residential and with little or no EZ activity. Denver needs to conduct an internal process prior to formally requesting removal of EZ designation for these areas. Therefore, we request conditional approval for designation of the proposed area, and formal approval for the additions and deletions of Denver EZ areas at the July or August EDC meeting once Denver is prepared to formally request removal of certain areas to comply with the population limitation.

M/S/P – Allen-Davis, Pryor – Conditional approval of Denver boundary amendments approved as presented. Garcia recused himself from this vote.

Larimer County EZ
The Larimer County EZ administration is proposing an amendment to add two block groups to their zone. The first block group will allow the Ft. Collins Museum of Discovery to apply for a contribution project and expand on their programs. As a tourist attraction, the EZ admin expects the expansion of these projects to bring in more visitor traffic to this distressed area. The location qualified with an unemployment rate of 8.45% and a population growth rate of -4%.

The second block group will allow the Rocky Mountain Innosphere (a tech and STEM business incubator) to be recommended for contribution project status with the goal of additional funding to support start-up businesses and to create hundreds of jobs. The per capita income of the area is $16,016 and the population growth rate is -14%.

The current population for this enterprise zone is 84,515. The addition of these two block groups will bring the population to 86,269 – well below the statutory limit for urban zones of 115,000. OEDIT support the addition of these areas to the Larimer County Enterprise Zone.

M/S/P – Pryor, Seaton – Larimer County boundary amendments approved as presented.

Central Colorado EZ
The Central Colorado EZ administration is proposing an amendment to add a county subdivision to their existing zone. This would add southern Chaffee County including the town of Salida. The area qualifies based on low population growth rate of -1.6%. The per capita income is below the statewide average, but doesn’t meet the qualifying benchmark. As a program standard, we have supported the qualification of rural areas based on low population growth; OEDIT supports this boundary amendment request.

The area’s primary economic challenges are seasonality of business activity limiting year-round business and employment sustainability; regional location that lacks proximity to front range markets and transportation networks; struggling downtown businesses and traffic generators; lack of qualified/trained workforce and workforce housing; lack of broadband infrastructure; high proportion of seasonal low-
wage service sector employment. Designation would help support target industries such as healthcare, healthcare support, and would incentivize more business investment, employment, and services that will support the entire region.

The addition of this area will raise the total statutory zone’s population to 143,973 (within the 150,000 population cap for rural enterprise zones). The Central Colorado Administrative Zone is coupled with the San Luis Valley Administrative Zone to comprise the Central & Southern Statutory Enterprise Zone. OEDIT support the addition of this area to the Enterprise Zone. We understand that by incentivizing additional business expansion and community resources in southern Chafee County, it will bring benefits to the larger region and EZ.

M/S/P – Allen-Davis, Dragoo – Central Colorado boundary amendments approved as presented. Pryor abstained from this vote.

G. Advanced Industries (AI): Katie Woslager

AI Transition Requests

Woslager presented the following AI Transition requests for final approval.

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Industry</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local News Network, Inc.</td>
<td>Technology and Information</td>
<td>$150,000</td>
</tr>
<tr>
<td>Serenity App, Inc.</td>
<td>Technology and Information</td>
<td>$100,000</td>
</tr>
</tbody>
</table>

M/S/P – Takeda-Tinker, Franz – AI Transition requests approved as presented and recommended by staff.

AI Fast Track Applications

Woslager presented the following AI Fast Track Applications for final approval.

<table>
<thead>
<tr>
<th>Company Name/Principal Investigator</th>
<th>Industry</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CardioScout Innovations, Inc.</td>
<td>Bioscience</td>
<td>$250,000</td>
</tr>
<tr>
<td>Ceria Therapeutics, Inc.</td>
<td>Bioscience</td>
<td>$250,000</td>
</tr>
<tr>
<td>CSM – Mark Eberhart</td>
<td>Aerospace</td>
<td>$150,000</td>
</tr>
<tr>
<td>CSM – Andy Herring</td>
<td>Energy, Natural Resources/Cleantech</td>
<td>$150,000</td>
</tr>
<tr>
<td>CSM – Jeff Squier</td>
<td>Aerospace</td>
<td>$150,000</td>
</tr>
<tr>
<td>EZLife, LLC</td>
<td>Bioscience</td>
<td>$250,000</td>
</tr>
<tr>
<td>FindGoal, Inc.</td>
<td>Technology and Information</td>
<td>$250,000</td>
</tr>
<tr>
<td>Fulfilld</td>
<td>Technology and Information</td>
<td>$250,000</td>
</tr>
<tr>
<td>Hippo Health</td>
<td>Bioscience</td>
<td>$125,000</td>
</tr>
<tr>
<td>Link to Learn, LLC</td>
<td>Technology and Information</td>
<td>$247,195</td>
</tr>
<tr>
<td>Mosaic Biosciences</td>
<td>Bioscience</td>
<td>$242,257</td>
</tr>
<tr>
<td>New West Genetics</td>
<td>Bioscience</td>
<td>$250,000</td>
</tr>
<tr>
<td>Rank One Computing Corporation</td>
<td>Technology and Information</td>
<td>$250,000</td>
</tr>
<tr>
<td>REQYRD, Inc.</td>
<td>Energy, Natural Resources/Cleantech</td>
<td>$250,000</td>
</tr>
<tr>
<td>Rock Immune, LLC</td>
<td>Bioscience</td>
<td>$250,000</td>
</tr>
<tr>
<td>Sunpath</td>
<td>Energy, Natural Resources/Cleantech</td>
<td>$250,000</td>
</tr>
<tr>
<td>UC Denver – Anschutz – Sheana Bull</td>
<td>Bioscience</td>
<td>$90,139</td>
</tr>
<tr>
<td>UC Denver – Anschutz – Nicholas Jacobsen</td>
<td>Bioscience</td>
<td>$129,975</td>
</tr>
<tr>
<td>UC Denver – Anschutz/CSU – Srinivas Ramachandran</td>
<td>Bioscience</td>
<td>$300,000</td>
</tr>
</tbody>
</table>

M/S/P - Pryor, Takeda-Tinker – AI Transition requests approved as presented and recommended by staff.

Takeda-Tinker thanked Katie and her team for the well-designed process in vetting the applications for these companies.

AI Competitive Applications
Woslager presented the following AI Competitive Applications for final approval.

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Industry</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ageto, LLC</td>
<td>Energy, Natural Resources/Cleantech</td>
<td>$250,000</td>
</tr>
<tr>
<td>AMPP Technologies</td>
<td>Aerospace</td>
<td>$250,000</td>
</tr>
<tr>
<td>Barn Owl Drone Services</td>
<td>Technology and Information</td>
<td>$200,000</td>
</tr>
<tr>
<td>Boulder Sterilization</td>
<td>Bioscience</td>
<td>$250,000</td>
</tr>
<tr>
<td>Contour Printworks, LLC</td>
<td>Advanced Manufacturing</td>
<td>$250,000</td>
</tr>
<tr>
<td>Cubby Beds (Better Sleep Designs)</td>
<td>Electronics</td>
<td>$250,000</td>
</tr>
<tr>
<td>Ecologic Materials, Inc.</td>
<td>Energy, Natural Resources/Cleantech and Infrastructure Engineering</td>
<td>$500,000</td>
</tr>
<tr>
<td>HiveTech Solutions, LLC</td>
<td>Bioscience and Electronics</td>
<td>$500,000</td>
</tr>
<tr>
<td>Liberty Dynamic</td>
<td>Advanced Manufacturing</td>
<td>$152,190</td>
</tr>
<tr>
<td>Op-T, LLC</td>
<td>Bioscience</td>
<td>$250,000</td>
</tr>
<tr>
<td>Orbit Genomics, Inc.</td>
<td>Bioscience</td>
<td>$250,000</td>
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<tr>
<td>Phase IV Engineering, Inc.</td>
<td>Aerospace and Infrastructure Engineering</td>
<td>$381,000</td>
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<tr>
<td>PlanIT Geo</td>
<td>Technology and Information</td>
<td>$250,000</td>
</tr>
<tr>
<td>Vona Oncology, LLC</td>
<td>Bioscience</td>
<td>$250,000</td>
</tr>
</tbody>
</table>

M/S/P – Takeda-Tinker, Franz – AI Competitive Applications approved as presented and recommended by staff.

AI Collaborative INFR Projects
Woslager presented the following AI Collaborative INFR projects for final approval.

<table>
<thead>
<tr>
<th>Company Name/Principal Investigator</th>
<th>Industry</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Display Devices, Inc./Denver Theatre District</td>
<td>Advanced Manufacturing, Electronics, and Technology and Information</td>
<td>$166,666</td>
</tr>
<tr>
<td>GeoVisual Technologies, Inc./PACO Initiative</td>
<td>Advanced Manufacturing, Electronics, and Technology and Information</td>
<td>$651,686</td>
</tr>
<tr>
<td>Rocky Mountain Innosphere</td>
<td>Advanced Manufacturing, Electronics, and Technology and Information</td>
<td>$500,000</td>
</tr>
<tr>
<td>Space Information Sharing and Analysis Center</td>
<td>Aerospace, Electronics, Technology and Information</td>
<td>$499,935</td>
</tr>
<tr>
<td>The Warehouse Business Accelerator</td>
<td>Advanced Manufacturing, Electronics, and Technology and Information</td>
<td>$250,000</td>
</tr>
</tbody>
</table>

M/S/P - Franz, Pryor – AI Collaborative INFR projects approved as presented and recommended by staff.

AI Budget Update
Woslager provided the AI Budget update which shows $10,908,962 in remaining funds.

H. Colorado Office of Film, Television, and Media (COFTM): Kelly Baug, Donald Zuckerman
COFTM Budget
Baug presented the COFTM budget update which $17,026 in remaining in general funds if today’s projects are approved and zero dollars in SF funds.

Project Silver Rock
Baug presented Project Silver Rock. Project Silver Rock is a contemporary western crime drama set in the rural San Luis Valley of southern Colorado. It centers on an Irish criminal who has traveled around the globe to escape his past sins in the poetic setting of the Rocky Mountains. He takes in a local misfit to be his foreman on the ranch, which soon leads to his past coming back to haunt him with devastating consequences for many in the small town he calls home.

Per the applicant’s estimations, the Office of Film, Television & Media is anticipating a total of $4,314,214 in qualified local expenditures and with the multiplier effect, the economic impact could reach up to $7,758,035.

The project has a total preliminary Colorado budget of $4,314,214:
- Payroll spend: $2,670,376
- Vendor spend: $1,643,838
- CO Crew hires: 65
CO Cast hires: 10
Total CO hires: 75, which equals 75% of the workforce for this project

The estimated qualified local expenditures of the application would result in a rebate of $775,062. This will result in an 18% rebate.

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

M/S/P – Takeda-Tinker, Allen-Davis – Project Silver Rock approved as presented and recommended by staff.

Project Proteus
Baug presented the Project Proteus. Project Proteus is a short film set five minutes in the future when virtual reality is as ubiquitous as video games. The film explores the theme of love in the modern age. This film will be produced through a combination of live-action and virtual production technology and techniques. All live-action scenes will be shot in Colorado. Everything set in the protagonist’s virtual story will be built using computer graphic assets and animated with motion capture, resulting in a vibrant and dynamic juxtaposition of worlds.

Per the applicant’s estimations, the Office of Film, Television & Media is anticipating a total of $244,434 in qualified local expenditures and with the multiplier effect, the economic impact could reach up to $439,553.

The project has a total preliminary Colorado budget of $244,434.
- Payroll spend: $144,339
- Vendor spend: $100,095
- CO Crew hires: 22
- CO Cast hires: 3
- Total CO hires: 25 (this equals 90% of the total crew hired for this project)

The estimated qualified local expenditures of the application would result in a rebate of $48,886. This will result in a 20% rebate.

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

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

Happy Birthday Charlie
Baug presented Happy Birthday Charlie. Happy Birthday Charlie is a road trip film about a mom who tries to do right by her teenage daughter, but winds up doing everything wrong. June, a nurse at an assisted living community, struggles with an opioid addiction. When it is revealed that she has been stealing pills from her workplace, June is forced to flee town with her teenage daughter, Charlie. Eventually, June and Charlie are separated before being reunited in the most unusual circumstances. Ultimately, both characters have to find their own unlikely paths to solace and redemption.

Per the applicant’s estimations, the Office of Film, Television & Media is anticipating a total of $120,129 in qualified local expenditures and with the multiplier effect, the economic impact could reach up to $214,940.

The project has a total preliminary Colorado budget of $120,129.
Payroll spend: $76,589
Vendor spend: $43,540
CO Crew hires: 10
CO Cast hires: 30
Total CO hires: 40 (this equals 90% of the total crew hired for this project)

The estimated qualified local expenditures of the application would result in a rebate of $24,025. This will result in a 20% rebate.

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

M/S/P – Franz, Takeda-Tinker – Happy Birthday Charlie approved as presented and recommended by staff.

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

RJS Grant Program Legislation Update

Blankenship said a bill has been introduced in the legislature that would create a Rural Jump-Start grant program. The bill has passed Senate Local Government and Senate Finance, not yet scheduled for a hearing in Senate Appropriations. If passed, this will create a $3M fund for the EDC to use for grants to new Rural Jump-Start businesses, for starting operation in a Rural Jump-Start Zone and for New Hires. There would be a scale for additional grant money for New Businesses located in Tier 1 Just Transition Counties.

If passed, it will be the responsibility of the EDC to establish and approve the grant amounts and determine which companies receive the program benefits. All grants would be payable upon receipt of the Annual Report.

The bill creates the rural jump-start zone grant program and authorizes the EDC to issue grants, subject to available appropriations, as follows:

- Up to $20,000 to new businesses to establish operations;
- Up to $40,000 to new businesses to establish operations in a tier one transition community;
- Up to $2,500 to new businesses for each new hire; and
- Up to $5,000 to new businesses for each new hire who is hired for operations established in a tier one transition community.

Staff will be coming to the EDC with a proposal of program structure, if the bill passes.

Hayden Data Business Application

Blankenship presented the Hayden Data Application. Hayden Data is looking to move a manufacturing facility to Mesa County. Hayden Data is designing and manufacturing electronic sensor equipment, which has multi-industry application. The initial use for these sensors will be used on telephone poles to monitor the function and health of telephone pole infrastructure. This multi-sensor platform can also be used by other industries for predictive monitoring of structural health, residual strength, environmental and operational data of power infrastructure assets.

Hayden Data will house their electronic equipment in aluminum boxes which will be manufactured by ACOM, a recent Rural Jump-Start New Business.

Hayden Data has a partner near Chattanooga, although they plan to serve the western U.S. out of Grand Junction from TX to Midwest to the west coast. They will manufacture, assemble, finalize and test product
out of Grand Junction. Hayden Data expects this Western U.S. facility to quickly surpass dimension of activity in TN, which does 3.8 million poles throughout the southeastern United States.

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

M/S/P – Seaton, Takeda-Tinker – Hayden Data approved as presented and recommended by staff.

**Hugo and Lincoln Zone Formation**
Blankenship presented the Hugo and Lincoln Zone Formation application to form a Zone. Lincoln County and the Municipality of Hugo have passed resolutions to become a Rural Jump-Start Zone.

The application does not include a pipeline of potential companies, and there are no companies currently identified to apply for the program. It is expected that Limon will soon pass a Resolution to become a Rural Jump-Start Zone.

OEDIT recommends the approval of Lincoln County for inclusion in the Rural Jump-Start program.

M/S/P – Allen-Davis, Pryor – Hugo and Lincoln approved as presented and recommended by staff.

**Annual Reports and Benefits**
Blankenship presented the Annual Reports and Benefits request.

<table>
<thead>
<tr>
<th>Company</th>
<th>Employee Name</th>
<th>Wages Exempted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kaart Group</td>
<td>7 Employees with tax exempt wages (92 jobs retained)</td>
<td>$334,311</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$334,311</td>
</tr>
</tbody>
</table>

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

M/S/P – Allen-Davis, Dragoo – Tax Credit Certificate issuance approved as presented and recommended by staff.

**Annual Report Late Filing**
Blankenship said six companies have not filed their annual reports. They are currently being served the 30 day notice mentioned in the Program Manual. We will provide an update at the June EDC meeting.

**J. Regional Tourism Act (RTA): Jeff Kraft**
Kraft said OEDIT is losing Ken Jensen. We’re sorry to see him move on and wanted to thank him for all his contributions. The EDC thanked Ken for all his passion and dedication toward the programs and projects. We will miss you.

**RTA Program Update**
Jensen provided the RTA program update. Aurora/Gaylord, and Pueblo/PBR University have nothing to report at this time. Colorado Springs/C4C/AFA element and Denver/NWC will be presenting at the June meeting so we won’t go into any detail on those projects today.

NCRTA/GoNoCO project elements are in the middle of their one-year extension. Which means that by November of this year they both need to Commence Substantial Work or face revocation. We are currently at the six-month meeting. We continue to work on both the Resolution and the Cooperation
Agreement on the SFC. We have a status report from P3 Partners. We just received it so were unable to add it to the board materials. The report says P3 Partners made an offer to McWhinney on a parcel of land to be developed for the project. They are currently redeveloping their site plan in order to accommodate this parcel. They are currently moving their project forward in a variety of administrative ways. They hired engineers, and water brokers. They have a design build contract written they are about to put out. They have selected someone to issue the bonds. They are creating a construction schedule as well.

Kraft said since the last meeting we have worked closely with all the stakeholders and attorneys and we resolved that outstanding issue Aurora had with getting comfortable with how that Cooperation Agreement would work with respect to potential changes to the Resolution and they were able to design a Cooperation Agreement that would work for them. We are pleased to see that issue resolved and off the table. We had hoped we would be able to present to you a final Resolution and Cooperation Agreement for your approval today. We are very close to that. But one issue did emerge. We received some verbal feedback from the Town of Estes Park at the beginning of this week and then a proposed draft change to the Cooperation Agreement based on some concerns the Town had and that came to us late yesterday afternoon. We haven’t had enough time to vet through its implications and how it might affect the Cooperation Agreement and the Resolution. We have to pull off the approval of these two items pending working through this one issue with the Town. Our suggestion is that all the stakeholders work on this next week and call a potential one-off meeting to approve the Agreements. John Cullen is putting many pieces in place to commence and get going with construction. He has an urgent timeline so we really want to accommodate his ability to execute the loan and start construction as soon as possible.

Cullen said he is really concerned on the timing of this. We had scheduled an approval for today and then that document would go to Aurora on Monday for their Town Council to approve and then on to Estes Park. Now pushing this into a June approval really hurts our schedule. We are at the cusp of not opening 2023 but opening in 2024 due to construction schedules and if we push off this closing until after Memorial Day we are probably within a 30 day window of not opening in 2023.

Schiff asked if there was any other comment before entertaining a motion to enter executive session.

Kraft said our goal is to resolve this as soon as possible with the Town and make sure that any changes the Town suggests that leads to any changes to the Resolution, don’t cause any issues for other stakeholders, like John Cullen or Aurora. We want to do it holistically.

Olive said he’d like to see us do whatever we have to try and maintain the schedule.

Schiff entertained a motion to enter Executive Session.

Takeda-Tinker moved, pursuant to Colorado Revised Statutes Section 24-6-402(3)(a)(II), I move that we go into executive session with our attorney for the purpose of receiving legal advice about the RTA Program, the Disproportionately Impacted Businesses Program and to discuss the federal lawsuit challenging the constitutionality of SB20B-001. Allen-Davis seconded the motion. Motion passed unanimously.

The EDC is now in Executive Session.

With all Executive Session items discussed, Schiff entertained a motion to exit Executive Session and enter Open Session.
Takeda-Tinker moved the EDC exit Executive Session and enter Open Session. Allen-Davis seconded the motion. Motion passed unanimously.

The EDC is now in Open Session.

Schiff said we want to thank John Cullen and AURA for your work and cooperation on finalizing the Cooperation Agreement. We thought it was final and this would have been a great opportunity to finally approve the amended Resolution and to trigger the next step so that the meetings could occur this week. We are really disappointed on your behalf, especially John, since I think this affects you most strongly. We will be communicating to the Town of Estes Park asking them to reach out to Jeff and the OEDIT staff and LeeAnn so they can improve their understanding of the RTA program and the responsibilities of the Applicant. We think that might help them to understand why their request for modification to the Cooperation Agreement really don’t work. There really isn’t the latitude they would like to have because of the responsibility they have as the Applicant. We will hope that they reach out and get better educated so we can wrap this up quickly. I’ll speak on behalf of my fellow Commission members that we will make ourselves available for a special meeting to finally approve this hoping that these quick conversations can occur and we can do this in short order so you can stay on track as much as possible.

Thank you for your patience John. I’m sorry that the process got delayed like this. It is unfortunate.

K. Disproportionately Impacted Business Program (DIB): Glenn Plagens, Jeff Kraft

Kraft and Plagens presented the DIB request. On December 7, 2020, Governor Polis signed SB20B-001 to support Colorado’s small business recovery from the COVID-19 pandemic. To address those challenges, the bill outlines $4 million for use by the Minority Business Office (MBO) in the Colorado Office of Economic Development and International Trade (OEDIT) through December 31, 2022 for the grant and loan fund and June 30, 2023 for the technical assistance.

After a lawsuit was filed against the bill, the General Assembly introduced SB21-001 that included a variety of modifications to the original legislation. The new bill removed language that named minority-owned businesses as the beneficiaries of the program, refocusing the program on businesses disproportionately impacted by the COVID-19 pandemic that meet outlined criteria.

Summary of Proposed Division of Funds among the Program Components:

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Relief to Disproportionately Impacted Businesses:</td>
<td>$2,100,000.00</td>
</tr>
<tr>
<td>Disproportionately Impacted Business Grant/loan Fund: for Startup and Growth Capital</td>
<td>$1,000,000.00</td>
</tr>
<tr>
<td>Technical Assistance to Disproportionately Impacted Businesses:</td>
<td>$900,000.00</td>
</tr>
<tr>
<td><strong>Total Requested</strong></td>
<td><strong>$4,000,000.00</strong></td>
</tr>
</tbody>
</table>

Staff requests the following program specifics for approval:

- SB20B-001 and 21-001 direct OEDIT to establish and run this program and three components of the program.
- The statute specifically directs OEDIT to establish the application process and “policies setting forth the parameters and eligibility,” and other related terms of the program. However, since these funds are being provided to OEDIT via the Strategic Fund, OEDIT understands that it needs broad approval from the EDC to encumber the funds. OEDIT also seeks the EDC’s high level guidance and support for the proposed program structure while maintaining the ability to establish the detailed processes, procedures, guidelines and eligibility terms under the statute.
which intends that OEDIT expeditiously run the program to provide urgent business relief and other services.

- OEDIT therefore seeks the following high level approvals from the EDC:
  - Approval of the proposed allocation, and encumbrance of the $4M in total program funds among the three program components as described in the summary table above.
  - Approval of OEDIT procuring and contracting with a program administrator to run the business relief component of the program, including the ability to provide resources needed by the administrator to successfully run the program in OEDIT and the attorney general’s judgement.
  - Confirmation that OEDIT has the statutory authority and blessing of the EDC to set all rules and establish the application and awards determination processes. For the business relief portion of the program and to launch the program and provide awards to businesses under the program as soon as possible without further approval by the EDC.
  - Approval for the MBO to procure and contract with technical assistance provider(s) to provide technical assistance components of the program and to launch the program as soon as possible and to provide technical assistance to businesses without further approval by the EDC.
  - Approval of OEDIT procuring and contracting with a program administrator to run the startup and growth capital component of the program, including the ability to provide resources needed by the administrator to successfully run the program in OEDIT and the attorney general’s judgement. OEDIT shall determine which portion of the funds for this program component shall be used for loans and/or grants.
  - Confirmation that OEDIT has the statutory authority and blessing of the EDC to set all rules and establish the application and awards determination processes. For the startup and growth capital portion of the program and to launch the program and provide awards to businesses under the program as soon as possible without further approval by the EDC.
  - Approval for OEDIT including the MBO to hire up to 3 FTEs to administer the program components through the end of FY 21/22 per the statute.

M/S/P – Franz, Seaton – DIB Program approved as presented and recommended by staff.

L. Other

Transferrable Tax Credit Update

Jensen provided the following projects update. VF Corporation is currently executing on their project to move their corporate headquarters to LoDo in Downtown Denver. At the February EDC meeting, the EDC formally acknowledged that VF Corporation’s Strategic Capital Investment has been met. OEDIT has sent VF Corporation a formal acknowledgement of the Strategic Capital Investment.

EVRAZ has announced on August 6 of 2020 that they intend to build the rail facility in Pueblo. Total improvements are expected to be $480 million. The project is expected to encompass 1,000 jobs, some new and some retained.

The EDC has approved a Job Growth Incentive Tax Credit award for $2.8 million. In addition, the project is also expected to generate $14.25 million in Enterprise Zone credits. The EDC has pre-certified Evraz to be able to transfer $17 million of these credits in the next 10 years, provided all program requirements are met. At this point, none of these credits have been earned, and so no credits have been transferred.

Next EDC Meeting
The next EDC meeting will be the June 17, 2021. This meeting will be virtual.

With all items discussed, the meeting was adjourned.