

**Pagosa Springs CDC Work Session Notes**

**July 25, 2017**

**Board in Attendance:** Jason Cox, Jodi Scarpa, Jimmy Munozcano, Sherry Waner, Neal Johnson

**Board Absent:** Nicole DeMarco, Michael Whiting, Laura Mijares, Mike Heraty

**Staff & Guests:**  Mary Jo Coulehan – Chamber; Debra O’Neill-Chamber,

Guests: Marshall Dunham - Pagosa Springs SUN, Rodney Profitt-San Juan Water Conservancy District

The work session began at 11:07 a.m.

**Financials**

* There was a P & L review. CDC is in good shape. We continue to remain behind in membership. Mary Jo and Debra had a meeting with Carly West from Black Hills Energy. They may become new CDC members. If anyone has connections, talk to staff such as PAWS.
* Second quarter presentations to Town & County are forthcoming. No broadband budget by then but CDC will ask T & C to reserve a line item in each of their budgets for next year.
* Mary Jo will draft budget the week of 8/7/17 and review with Neal. Money has been allocated for SBDC Leading Edge Class, but there may not be a class.

**Chamber Update**

**Business/Relocation Inquiries**

* Mary Jo had a meeting with a new potential plumbing business. They currently have already secured a home and are bringing 1-2 employees with them.
* Another meeting was held with a small manufacturing business that might build in Cloman Park. Looking for various locations but focusing on Cloman due to the existing building regulations.

MJ and Jason attended a Reference USA meeting in Durango. This is a data mining system. The chamber extrapolates data and uses it to help businesses in the community or those interested in moving here. This cloud-based system is approximately $1500 a year as a partnership. In Durango this is available to the public and is located at the library, the Chamber, Region 9 and the Alliance. Need local experts to do the research. CDC could assist.

**Microloan program:**

One business continues to have problems with location. 1st building was out of compliance and with the new location, the building owner will not make improvements. Jason suggested that new business owners are not doing their due diligence by not talking to the planning departments first.

Another microloan business needs technical assistance. His financial circumstances have changed since he now does not have a second signer on the loan. Region 9 rewrote loan; he used to have 2 incomes. CDC did not know about the change of circumstances. Sherry will visit with Region 9 to clarify that changes such as this need to go through the CDC loan committee. Jason also reaching out to assist with business modification.

***Action item for loan committee: revisit policy guidelines for microloans***

***If a signer is approved on a certain set of circumstances and they change, the loans need to be reviewed and rewritten.***

**3rd Quarter Economic Forum** will be held on Friday, August 18, 2017 from 11:30-1:30. The location will be moved to the Ross Aragon Community Center in the South conference room and feature Rich Wobbekind from the CU Leeds School of Business and Meredith Marshall from OEDIT. Invites will be sent out and an ad will be put in the Pagosa Sun. $20 for CDC Members and $25 for Non-members. Chamber will generate a Constant Contact invitation list.

**Broadband Update:**

Jason will ask Town & County to put line items for Broadband development in their 2018 budget. Mary Jo met with Able Chavez from CenturyLink at the Club 20 summer policy meeting and set up a meeting with CenturyLink representatives for Friday, July 28th. Representatives from Senator Gardener’s office and Congressman Tipton’s office asked to be invited and will attend.

Next steps for broadband, we need an RFI. Consultant Russ Elliot can potentially put the RFI together. He has experience in the industry. RFI distribution state-wide by the end of August. We will have a better idea of budget once we get the RFI and then the RFP which will drive the budget.

**New Business:**

Sherry is going to reach out to Region 9 to make sure that going forward protocols are in place for loans.

Sherry also recommended that Homes Fund leverage their resources with other entities.

***Action item: CDC to discuss contribution to Homes Fund***

**Presentation by Rodney Proffitt from the San Juan Water Conservancy re: milly levy**

Mr. Proffitt presented to the CDC concerning the San Juan Headwaters Project formerly Dry Gulch.

* The size of the reservoir has decreased since the Dry Gulch version
* They are looking for conditional water rights to use also facility as a recreational outlet.
* PAWS is not interested in the public use aspect but getting out of the ownership completely. Possible land exchange
* SJWC will most likely go to the polls in November if the County goes to the polls for a sales tax or mil levy increase for the jail in order to share the ballot initiative costs. SJWC will be asking for a 1 mil increase. At this time they did not ask for a sunset of the mil.
* They will start on August 14 with educational meetings and there will be a series of articles.
* SJWC is also looking for additional grants and programs to assist with the build-out cost which is $65 million.

The work session concluded at 1:10 p.m.