**Pagosa Springs CDC**

**October 7, 2019 Meeting Minutes**

**Pagosa Area Water and Sanitation offices**

**In attendance:** Jodi Scarpa, Neal Johnson, Chris Smith, Jim Garrett, Justin Ramsey, Matt DeGuise

**Absent:** Ron Maes

**Guests:** Mary Jo Coulehan – admin, Jack Searle, David Dronet, Mark Weiler, Michael Whiting, Gary Hedgecock, Chris Mannera, Mont McAllister

A quorum was determined and the meeting called to order by president, Jodi Scarpa at

5:37 p.m.

**URA Presentation: Jack Searle/David Dronet**

* Mr. Dronet gave an overview of the Hot Springs Partners developmental plans. There is an option purchased on the 27 acres adjacent to The Springs Resort.
* The group has been having community meetings to inform people about the possibility of the Town forming a URA to help with the development of this project. At this time, if the URA is not approved, there cannot be build out due to the infrastructure costs.
* The URA would be funded by Tax Increment Financing. This new tax can be used to pay costs and the bond.
* The Town of Pagosa Springs must form an authority. They will define the boundaries and scope of future projects in relation with possible developers.
* If the URA is formed and the Hot Springs Project is approved, this project will accomplish over 20 initiatives that are listed in the Town’s Comp Plan.
* They are looking to include over 230 residential unties of varying types and price points.
* It was asked what they are looking for from the CDC. A letter of support to form a URA or to come out and be vocal about forming a URA.
* It was requested for Jim Garrett to form a resolution by the CDC to the Town in support of a URA formation.

**Power House Presentation: Michael Whiting/Gary Hedgecock**

* The Power House is a vacant building that has about 9K sq. feet associated with it and can be expanded into 14 or 15K sq. feet.
* It was purchased in 2011 by Gary Hedgecock for the intent to make this a community space dedicated to youth, vocational training and a potential venue space.
* Right now it is regarded as the Pagosa Innovation Center looking to incorporate a Co-working space, Meeting Space and Accelerator/Makers Space.
* They were just awarded an RTAP grant from OEDIT to help them determine the space usage as related to the 3 initiatives.
* Wants to make sure this a collaborative space for the business community.
* Chris voiced that parking looks to be an issue. There are Town plans on possibly renovating the side street or alley; the Power House could partner.
* Gary mentioned that he has a co-working space uptown that can be used as a model by Jan or Feb of 2020. He is looking for an anchor tenant.
* The group would appreciate a letter from the CDC in support of the project’s goals and impact in the community.
* Jodi asked if the CDC could see a calendar of action steps for the building or program.
* Mary Jo will draft a letter of support to be reviewed and voted on by the board.

*Chris Smith moved to approve the consent agenda; Neal seconded. Consent agenda approved unanimously.*

Region 9 was unable to attend the meeting. Mary Jo handed out their report.

There was a brief update from Broadband. Still waiting to hear about the DORA grant. So far there has been positive response. There was a discussion whether to continue with the Public Broadband Forum at the end of October. This will be discussed with the broadband management team.

There was an update of the upcoming Friends Breakfast to be held on October 29 at 7:30 a.m. It will be held at Visiting Angels in the Greenbriar Plaza on N. Pagosa Blvd. CDC board members are to get the names of those invited to Mary Jo so we can have an accurate count for breakfast. At this time Bank of the San Juans and Pueblo Community College are attending the breakfast.

**Administrative Report**

* Mary Jo referred the board to her report included in their packets. Mostly working on Broadband and Opportunity Zone projects.
* We did present in Denver at OEDIT’s state pitch presentation. By the time the pitches were made, quite a few people had left, so a little disappointed in the attendance for that portion of the forum. Have not heard back on the results of the *Forbes/*Sorrenson Institute’s Top OZ Catalysts contest.
* Mary Jo requested of the board to be able to draft letters to the Town and County requesting that the restricted data analytics money be transferred to be used for broadband. Mary Jo will draft the letters and they will be voted on for approval. We will then attend County and Town board meetings to make the requests.

Jodi suggested that due to the holidays, we combine November and December CDC meetings. It was determined that the next CDC meeting will be held on **December 4 at 5:30 p.m. at the Chamber conference room.** A new calendar invite will be sent out.

Mark Weiler had asked for time to present a marketing idea to the board. However, due to the 2 presentations already scheduled for this meeting, Mr. Weiler’s presentation will be scheduled for the December 4 meeting. He noted that we need to have a foundation of excellence under the CDC. We should have success stories/a tombstone ad about our business climate. The “guts” would change, but the placement, look and feel would remain the same. People will look for the stories. Within the Town’s website we should also have these stories. Mark informed the group he is the self-proclaimed “Economic Development Ambassador from Pagosa Springs.”

With no further business or discussion, the meeting was adjourned at 7:20 p.m.