

Craig Economic Development Manager Reporting – October to December 2024

Economic Development Advisory Committee

October – The 2025 Draft EDAC budget was discussed and was approved at the November City Council Meeting. An update was given on the 2024 Business Plan Competition winners. Jennifer Pieroni with the Office of Just Transition gave an update on the Colowyo closure announcement and what the state is doing in order to assist those workers through the transition/reclamation process. The new economic development rack card for the Yampa Valley Regional Airport Display was previewed and approved. The Committee voted to move forward with a second article for Business in Focus Magazine which will publish in February of 2025. The 2025 Marketing Alliance Scope of Work was reviewed and approved. Items for the November 12th joint EDAC/City Council meeting were discussed.

November – A joint EDAC/City Council workshop was held where the following items were discussed, EDAC's role to Council, marketing of the former County Courthouse site, the Tri-State settlement structure, the Craig Business & Industrial Park, CDOT/Depot for passenger rail, as well as potential updates for the Moffat County Vision 2025 Transition Plan.

December – The regularly scheduled November and December meetings were combined due to the holidays. Marketing updates were given that included the new, direct email newsletter campaigns. Two campaigns have been launched thus far to include aviation and outdoor manufacturing industries. A third campaign to include general mining and manufacturing will launch in Q1 of 2025. A recap was given on the joint EDAC/City Council workshop and next steps were discussed for the Moffat County Vision 2025 Transition Plan and the 2025 EDAC goals.

CURA

The Bad Alibi Distillery project, located in URA #2 and Ann's Authentic Thai/Unit 301 Sports Bar and Grill, located in URA #1 are still in progress with the Distillery nearing completion.

Brownfields Assessment Grant

November – The City applied for the next round of Brownfields grant funding in the amount of \$500,000 for planning and assessment dollars. Will hear back in April or May of 2025 if we were awarded.

Housing

8th St. Townhomes

Two of the 3-bedroom townhomes have been sold to date. Those units are 751 and 791 Russell St. Privacy fencing is complete. Carports should be completed in February or March of 2025. Landscaping is expected to be completed in the Spring/Summer of 2025. Held the Annual HOA meeting in November with the Board of Directors where the 2024 and 2025 HOA budgets were discussed and approved.

Meadows Apartments

Geotechnical and Topographic surveys have been completed. The Operating Agreement between the Craig Housing Authority and the Woodbury Housing Authority was approved at the November CHA meeting with an amendment to abate 100% of property taxes over 15 years instead of 30. Because of the requirements of the Prop 123 funding that the developer received, they are checking with the State to see if they can reduce their obligation from 30 years to 15 years to fit CHA's and Council's amendment. Waiting to hear back if that was approved in order to proceed.

Marketing/Promotion

An updated economic development rack card has been created for the newly re-vamped Yampa Valley Regional Airport display.

A second article for Business in Focus Magazine will be published in February of 2025 that will provide updates on the 8th St. Project and the Meadows Apartments, the Yampa River Corridor Project, the Craig Business & Industrial Park and both CURA projects. Mayor Nichols also provided updates on accomplishments that were made during his first year as Mayor and Chris Jones, Chairman of the EDAC, provided updates on projects that the Economic Development Advisory Committee has overseen as well as the Moffat County Local Marketing District.

The 2025 Marketing Alliance Scope of Work was reviewed and approved by the EDAC to include continued, targeted digital marketing campaigns, an expanded lead generation campaign, a developer campaign, additional media buy, website enhancements, and strategic initiatives.

Business Plan Competition

October – The 2024 Craig Business Plan Competition had two winners, and they were announced at the October 22nd City Council meeting. The first-place winner in the start-up category, earning \$15,000, was Paul & Jennifer Pieroni with Harmonie House. The first-place winner in the existing category, also earning \$15,000, was Dan and Katie Johnston with Moffat County Customs. The prize monies were received through a grant from the Moffat County Local Marketing District.

Craig Business & Industrial Park

The City was notified in September that they were awarded the full \$1,051,000 in OJT grant funds for the purchase of the land where the Park will be constructed. The City is still working with a private developer in a public/private partnership to acquire the land, master plan and build out the property. The private developer has completed a Phase I environmental assessment, and an ALTA survey on the property. The findings from the Phase I did not warrant a Phase II. The City had asked OJT if they could release 100 % of the funds up front so they can acquire the property and were told that they could only release 50% of the funds up front with the remaining 50% to be released at closing. The City/private developer are still working through the logistics of that purchase.

Additional Notes

October - December – Attended the monthly EDCC Communications Committee, EDCC Membership Committee and EDCC Board of Director meetings.

October - December - Attended the monthly Chamber of Commerce, NWCDC, LMD and AGNC Board meetings.

October - Attended the EDCC Annual, Drive, Lead, Succeed Conference in Beaver Creek.

October – Attended a stakeholder/investor meeting for Fitch Ranch Artisan Meat Co.

November – Was invited to present on the 8th St. Townhomes and Meadows Apartment project to the Laramie Housing Coalition.

November – Met with Scott Franz of Colorado Public Radio at the 8th St. Townhomes to discuss the project.