

# **Craig Economic Development Manager Reporting – January to March 2025**

## ***Economic Development Advisory Committee***

January– Updates were given to the EDAC Committee regarding the IRS letter that was drafted asking to waive the early retirement penalties for the plant and mine workers that will be transitioning out of their roles. A recap of the Industrial Park workshop that was held in January between the EDAC and Council was given as well as an update on the 2024 Annual Report and potential marketing of the former Moffat County Courthouse site. Dashboard results were discussed for the latest direct email newsletter campaigns for mining and manufacturing. A strategy to provide updates to the Moffat County Vision 2025 Transition Plan was also discussed. The EDAC member at large vacancy position was discussed, with 1 application being received thus far.

February – Were informed by Tri-State that the IRS letter we had drafted regarding the early retirement penalties did not interfere with their settlement. Shannon has asked AGNC to lead the efforts in garnering support for the letter from regional partners and state, elected officials and deliver the letter to the IRS. Should hear back in March from AGNC if their Board will approve this effort. An overview was given on the social media topics that Marketing Alliance will begin launching in March of 2025. The County's potential developer for the former Moffat County Courthouse did not work out and next steps were discussed on what needs to be done for the EDAC to begin marketing that property. A meeting will need to be scheduled with a couple of Council members, a County Commissioner and relevant City/County staff to discuss those next steps. The EDAC unanimously nominated Deborah Fitch, with Fitch Ranch Artisan Meats to fill the vacancy at large position and Edy George with Bank of the San Juans to fill the alternate position. Due to scheduling conflicts with City Court, the EDAC meetings have now been moved to the 3<sup>rd</sup> Monday of the month at 9 a.m. The EDAC's updates for the Moffat County Vision 2025 Transition Plan were discussed. The 2024 Economic Development Annual Report is anticipated to be completed by the end of March, with a presentation to the EDAC and Council at their April meetings.

March – Marketing Alliance attended virtually and gave an update on the digital, targeted marketing campaign results for 2024. Those results will also be included in the 2024 Annual Report. A presentation was also given by Marketing Alliance for an upcoming manufacturing conference in October that they are offering to attend on behalf of the City of Craig, as well as some of their other clients. Shannon received notification that AGNC will be able to take the lead on garnering support from regional partners and state elected officials, and ensure the letter is delivered to the appropriate folks in D.C. A meeting has been scheduled with the County Commissioners, two City Council members and relevant City staff to discuss marketing the former County Courthouse site. Sasha Nelson was appointed to fill the vacant Vice Chair position. Good feedback was received from those members who attended the EDCC Regional Economic Development Forum. Updates were also given on the 2025 Business Plan Competition and the future Craig Business & Industrial Park. A joint EDAC/Council workshop will be scheduled prior to the April 22<sup>nd</sup> City Council meeting to discuss the updates to the Moffat County Vision 2025 Transition Plan.

## **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. In speaking with the owner of Ann's Thai and Unit 301 Sports Bar & Grill, they expect to open the Ann's side of the restaurant first, and as revenue is generated, they will then open the Sports Bar side.

Total Revenues generated in 2024 for URA #1 & URA #2 were \$150,000

## **Brownfields Assessment Grant**

November – The City applied for Brownfields grant funding in November of 2024 in the amount of \$500,000 for planning and assessment dollars. Will hear back in May if we were awarded.

## **Housing**

### **8<sup>th</sup> St. Townhomes**

Working on a new pricing model for both the 2- and 3-bedroom units. A new, aggressive marketing campaign is expected to launch in early Spring of 2025. Carport materials have arrived, and construction is expected to begin at the end of March and be completed mid-to late April. Landscaping will be weather dependent, with an anticipated start date in April.

### **Meadows Apartments**

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. The developers have been given a "verbal" yes from the State that this will be allowable. Still waiting on the "formal" yes. Working through the SHPO process for the CDS-HUD grant funding that will also be utilized at the site. Were notified that we will be required to complete a Phase III, archeological study at the site that is tentatively scheduled for the end of March. That entire process should be complete by May or June. Developers are expected to close on the property by the end of June and anticipate breaking ground as soon as that is complete. Would like to have roof cover by winter.

## **Marketing/Promotion**

A second article for Business in Focus Magazine was published on February 27<sup>th</sup> that provided updates on the 8<sup>th</sup> St. Project and the Meadows Apartments, the Yampa River Corridor Project, the Craig Business & Industrial Park and the Business Plan Competition. Link here: [Civil Municipal - February 2025](#)

Marketing Alliance has created 48 social media posts that will begin publishing in March and run until December. Additional direct, newsletter emails are also being generated for certain, targeted industries. Content and design updates to the discovercraig.com website are also underway. Working on a strategy for direct outreach to those leads that have engaged continuously with the website, and the newsletter emails. Will also be working to promote available sites, (such as the former Moffat County Courthouse site, the 8<sup>th</sup> St. Townhomes and the future Business & Industrial Park) to developers.

## ***Business Plan Competition***

The 2025 Business Plan Competition kick off is expected to occur in July. Shannon plans on making an ask to the Local Marketing District at their April meeting for prize monies in the amount of \$30,000.

## ***Craig Business & Industrial Park***

A workshop was held with the City Council in January to discuss the process for acquiring the property, garnering public input on what should be included in the Park, and the process to hire a Master Developer to design/recruit businesses to the Park. Still working through the process of how to go about soliciting a Master Developer. Per the OJT grant requirements for the \$1,051,000 that the City received for the acquisition of the property, The City originally needed to have the contract re-assigned from Colorado Outdoors to the City by end of February. Shannon submitted an updated project timeline, and an extension request to OJT to now have that completed by the end of July. Negotiations are wrapping up to acquire the property. Shannon is also currently with Anderson Analytics to generate an ROI impact analysis for the Park, that will show property tax and sales tax revenues that will be generated once the Park is full and operational.

## ***Additional Notes***

January – March - Continued to attend the monthly Chamber of Commerce, NWCDC, LMD and AGNC Board meetings.

January - Attended the Craig/Moffat County kick-off meeting with Tri-State

February – Attended a workforce meeting with O’Brian & Associates at MRH to discuss the potential for their EMS regional training program.

February – Attended a listening session for the freight rail, tax credit

February – Attended the EDCC Regional Economic Development Forum at CNCC.