



**When:** December 15th, 2025 @ 9:00 a.m.

**Where:** Council Chambers – Craig City Hall, 300 W. 4<sup>th</sup> Street, Craig CO 81625

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/85966064438?pwd=eFhXOFZuaWJQdkp4UGE1QjZUbXpyQT09>

**Meeting ID:** 859 6606 4438

**Passcode:** 822080

**Committee Members:** Ashley Dishman, Deborah Fitch, P.J. Howe, Chris Jones, Tom Kleinschnitz, Sasha Nelson, Amy Smith, Edy George (alt.), John McMurry (alt.)

Meeting Agenda:

1. ***Minutes***
  - Attachment – November 17th, 2025, meeting minutes
2. ***Economic Development Department Budget***
  - Attachment - Expenditures through November 30th, 2025
3. ***Industrial Park Branding/Logo Discussion with the Antero Group***
  - Attachment – Antero Group Presentation
4. ***Updates***
  - Energy Worker Penalty Waiver Act
  - 8<sup>th</sup> St. Townhomes Marketing/Legislation
  - NCIC MOU
  - Brownfields Grant
  - Business in Focus Magazine Article
  - 2026 Business Plan Competition/LMD Funding
  - Victory Way Properties Marketing/RFQ/Meeting with Developer
    - Attachment -Draft RFP/Updated Site Sheet
5. ***Discussions***
  - Board Member Replacement
6. ***2026 EDAC Goals and Objectives***

- Attachment- 2026 Draft EDAC Goals

***Committee Member Market Updates***

7. ***Public Comment***

8. ***Adjourn***

**NEXT EDAC MEETING: *January 19th, 2026***



## **Economic Development Advisory Committee (EDAC) Meeting MINUTES November 17, 2025**

Economic Development Advisory Committee Chair Chris Jones brought the meeting to order at 9:05am the Economic Development Advisory Committee meeting on this 17<sup>th</sup> day of November 2025. In addition to Committee Chair Jones, those present were EDAC members Ashley Dishman, Debbie Fitch, P.J. Howe, Tom Kleinschnitz, Sasha Nelson, and Amy Smith. Both alternate members, John McMurry and Edy George, were also in attendance. Attending City of Craig staff members were Economic Development Manager Shannon Scott and Executive Assistant Melanie Kilpatrick. Craig City Councilmember and Moffat County Local Marketing District Board Member Randy Loper was present, in addition to City Councilmember Derek Duran.

Committee Chair Jones welcomed the group and reviewed agenda item 1, approval of the minutes. Committee member Kleinschnitz moved with a second by Committee member Dishman to approve the EDAC minutes from October 20, 2025. Ayes: 7. Nays: 0. Motion Carried.

Committee Chair Jones presented agenda item 2, review of the Economic Development Department Budget including expenditures through October 31, 2025. ED Manager Scott clarified that the negative balance reflected on the small business grant line item was due to previous ARPA funding and unspent guidelines. Scott reviewed that the marketing campaign line item will be spent down and that the business plan competition line item will be monitored in case appropriation is needed. Scott also reviewed the 2026 Draft Economic Development Budget touching on the Brownfield Grant submission and award notice timeline anticipated in May 2026. Scott also reviewed the Business Plan Competition request from the Moffat County Local Marketing District, the Marketing Alliance marketing campaign, the Meadows project, the Industrial Park land acquisition grant and the professional services line item. Lastly, it was noted that the subscriptions line item doubled this year but includes the annual NWCDC dues and SBDC match and dues contribution.

Committee Chair Jones proceeded to agenda item 3, Updates---

- IRS Letter – ED Manager Scott noted that support has been received with letters signed by representative Megan Lukens and senator Dylan Roberts. The letter has also been sent to congressman Jeff Hurd for support consideration. The bill has been proposed to run this cycle and ED Manager Scott will keep the group updated on progress.
- 8<sup>th</sup> Street Townhomes Marketing - ED Manager Scott noted that this item will be covered under the Marketing Alliance 2026 Proposal agenda item.

- Craig Business & Industrial Park – ED Manager Scott reported that the draft master plan has been received from the Antero Group which include 3 concepts. The team is working to refine, and Scott will share with the group when ready--- by next EDAC meeting for review. Scott also shared that branding development is in progress as is geothermal support investigation. An infrastructure meeting is also being developed to include a list of stakeholders composed of 8-10 stakeholder groups. Infrastructure meetings to be conducted along with outreach prior to the end of year. Lastly, Scott relayed that expenses related to Antero’s work would start to pay in 2026 and that land acquisition monies had been received.
- Brownfields Grant – ED Manager Scott covered this update as part of the budget agenda item discussion.
- Business in Focus Magazine Article – ED Manager Scott reflected that while the marketing traction was minimal for past local advertisers, it would still be worthwhile to pursue the spotlight article update as it’s no cost to EDAC. The article will include major project updates based on interviews with Scott, Kilpatrick, and the City Manager, as well as photos which are provided by the City.
- LMD Update – ED Chair Jones and Councilmember Looper provided the group with an update on the failure of the LMD renewal ballot initiative. It was noted that the LMD would operate normally until their funds were exhausted. 2025 revenues and estimated LMD balance is \$450K. Legal guidance for the LMD has been challenging to navigate between the County and City noting conflicts of interest. Councilmember Duran will address this challenge with the Joint Services group. The group additionally discussed a potential new initiative within the City of which the group would like to continue to discuss. Event submissions will be accepted in January and projects will be considered throughout 2026. It was advised that the funding request for the Business Plan Competition be presented early in 2026. Lastly, it was noted that the 2026 LMD Strategic Plan was developed with 2 plans/paths based on whether the ballot initiative pass or not.
- Victory Way Properties Marketing Discussion – ED Manager Scott noted this item is included in the Marketing Alliance proposal for review. Continued marketing will focus on storytelling and the group discussed an RFP to push out in January 2026.

Committee Chair Jones continued with agenda item 4, the 2026 Marketing Alliance Campaign. ED Manager Scott reviewed the scope of work which includes continued work in addition to a pivot with the 8<sup>th</sup> Street marketing to shift focus to Steamboat with added direct outreach efforts with employers. Scott noted that the state senator and representative continue to review the deed restrictions, and it was recommended that employer incentives also be explored. Scott and City Manager Brixius will circle back on housing solutions with representatives and state government.

Committee member Howe moved with a second by Committee member Dishman to approve the 2026 Marketing Alliance Campaign proposal. Ayes: 7. Nays: 0. Motion Carried.

Committee Chair Jones presented agenda item 5, 2026 EDAC Goals and Objectives. ED Manager Scott reviewed goals for 2025 in an effort to develop EDAC focused goals for 2026. It was also noted that the City will begin work on a new comprehensive plan in 2026 and defining 2026 EDAC goals will support the larger City planning efforts. ED Chair Jones reflected on goals based on this year and other initiatives. MEDA will be working through vision development for 2026. The group highlighted a few 2026 goals to include---

- EDAC development of input for MEDA
- Industrial Park construction in 2027 and EDAC’s role to direct concept development

- Legislative monitoring
- Victory Way Properties RFP to release in January 2026
- AGNC/CEDS input and contribution
- Collaboration with strategic planning and synergy development

ED Manager Scott to take ideas and incorporate into plan for review/vote at the next meeting. Other suggestions put forth by the group included having an open EDAC meeting with specific topics for discussion to be held offsite and during the evening hours and reaching out to other towns that were in our position years ago as a resource.

Committee Chair Jones proceeded to agenda item 6, Committee Member Market Updates.

- Committee Member Kleinschnitz brought handouts/data to share from the CO Tourism Office and OEDIT--- CO Tourism Performance Dashboard and Moffat County Visitor Profile.
- Committee Member Nelson noted database development based on her outreach to businesses and assistance provided to register with the Secretary of State. Nelson also shared on behalf of NWCIC that a microloan fund program has been established with application now available. Offers 5% on loans up to \$150K. A flyer with microloan fund details to be shared.
- Executive Assistant Kilpatrick sharing information and flyers on the upcoming Craig Sports Center Community Meeting/Open House.

Agenda Item 7, Public Comment. No public comment was given.

Being no further business, Committee member Dishman moved with a second from committee member Howe to adjourn the meeting. Ayes: 7. Nays: 0. Meeting was adjourned at 10:37am.

#### **SUMMARY OF ACTION ITEMS:**

- ED Manager Scott to Scott to share Antero Group draft master plan for the Craig Business & Industrial Park prior to next meeting
- Keep LMD updates and discussions on agenda as needed
- Councilmember Duran to address LMD attorney challenges at Joint Services
- Victory Way Properties RFP to push out in January 2026
- ED Manager Scott and City Manager Brixius will circle back on housing solutions with representatives and state government.
- ED Manager Scott to take 2026 EDAC goals/objective ideas and incorporate into plan for review/vote at the next meeting.

**NEXT MEETING: MONDAY, DECEMBER 15th, 2025 @ 9AM**

CITY OF CRAIG  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	PTD ENCUMB.	YTD ENCUMB.	TOTAL	BUDGET	UNEXPENDED	PCNT
<u>ECONOMIC DEVELOPMENT</u>								
10-52-11100 SALARIES REG	7,688.08	110,184.20	.00	.00	110,184.20	133,563.00	23,378.80	82.5
10-52-14100 BENEFITS UNEMP	.00	.00	.00	.00	.00	668.00	668.00	.0
10-52-14200 BENEFITS WRKCOMP	7.14	102.43	.00	.00	102.43	193.00	90.57	53.1
10-52-14300 BENEFITS HEALTH	1,969.24	29,035.87	.00	.00	29,035.87	35,840.00	6,804.13	81.0
10-52-14500 BENEFITS MEDICARE	112.20	1,588.19	.00	.00	1,588.19	1,937.00	348.81	82.0
10-52-14600 BENEFITS EOPP	922.56	13,221.99	.00	.00	13,221.99	16,028.00	2,806.01	82.5
10-52-14700 BENEFITS EELIFE	.00	684.15	.00	.00	684.15	1,201.00	516.85	57.0
10-52-21400 SUPPLIES OFFICE	.00	85.18	.00	.00	85.18	500.00	414.82	17.0
10-52-33300 SVC PUBL,SUBSC,DUES	22.00	2,338.66	.00	.00	2,338.66	9,500.00	7,161.34	24.6
10-52-34700 SVC TELEPHONE	70.00	770.00	.00	.00	770.00	840.00	70.00	91.7
10-52-37900 SVC MTG EXPENSE	433.19	1,627.08	.00	.00	1,627.08	7,500.00	5,872.92	21.7
10-52-38100 SVC TRNING/EDUC	.00	311.15	.00	.00	311.15	3,000.00	2,688.85	10.4
10-52-96002 ECD SMALL BUSINESS GRANTS	.00	271.49	.00	.00	271.49	.00	( 271.49)	.0
10-52-96004 ECD BROWNFIELD	.00	.00	.00	.00	.00	500,000.00	500,000.00	.0
10-52-96008 ECD BUSINESS MKT CAMPAIGN	1,000.00	55,926.87	.00	.00	55,926.87	65,000.00	9,073.13	86.0
10-52-96009 ECD BUSINESS PLAN COMPETITION	34,342.43	53,748.65	.00	.00	53,748.65	65,000.00	11,251.35	82.7
10-52-96013 ECD CDS INDUST PARK INFATRUST	.00	9,288.25	.00	.00	9,288.25	2,500,000.00	2,490,711.75	.4
10-52-96014 ECD INDUST. PARK LAND ACQUISI	.00	1,399,000.68	.00	.00	1,399,000.68	1,400,518.50	1,517.82	99.9
10-52-96015 ECD HOUSING MEADOWS APARTME	.00	.00	.00	.00	.00	1,931,283.00	1,931,283.00	.0
<b>TOTAL ECONOMIC DEVELOPMENT</b>	<b>46,566.84</b>	<b>1,678,184.84</b>	<b>.00</b>	<b>.00</b>	<b>1,678,184.84</b>	<b>6,672,571.50</b>	<b>4,994,386.66</b>	<b>25.2</b>

# ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

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City of Craig

*Source: Visit Moffat County*



Source: Colorado Public Radio

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# WELCOME & MEETING PURPOSE

**PAM  
DESIGNS**  
Interiors  
CARPET-TILE  
DRAPES  
WALLPAPER  
SPACE PLANNING

EAST WEST  
40 40  
↑ ↓

ONLY



# Today's Objective

**01** Share a brief progress update on the Business & Industrial Park Master Plan

**02** Present three draft logo concepts + four tagline options for review

**03** Gather Steering Committee feedback to guide final branding refinements

**04** Confirm next steps and overall project timeline

# Why This Industrial Park Matters

The City of Craig is investing in the Business & Industrial Park to strengthen its economic future by creating a flexible, sustainable, and shovel-ready site that attracts high-quality employers and supports long-term community resilience. The project is designed to:

- **Diversify the local economy** as Craig transitions from a legacy energy base toward advanced manufacturing, outdoor product fabrication, value-added construction materials, and logistics.
- **Create jobs and expand opportunity** for residents by capturing a share of reshoring-driven manufacturing growth and retaining outbound workers who currently commute elsewhere.
- **Deliver a market -ready site** through coordinated planning, environmental review, infrastructure phasing, sustainability strategies, and targeted funding pursuits.

# Why This Industrial Park Matters

## Trends in Manufacturing

- National reshoring momentum: 244,000+ manufacturing jobs announced last year; Colorado ranks 17th nationally.
- Mountain West manufacturing construction rose from \$4.2B → \$26.5B since 2017.
- Outdoor recreation manufacturing grew 24% in 2023; 59% of brands produce domestically.

## Craig's Strengths

- **Direct rail access** via UP's Craig Branch
- **25 contiguous acres** — rare in rural Colorado
- Workforce specialization (e.g., Heavy/Civil Engineering **LQ 6.47** )
- Construction + manufacturing jobs up **66% and 70%** since 2020
- Commuting patterns show opportunity: **1,628 inbound** workers and **2,889 outbound**.

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# PROJECT DELIVERABLES OVERVIEW

*Source: Uncover Colorado*

# Project Deliverables Overview

- 1 **Task 1:** Stakeholder coordination, engagement materials, summary memos
- 2 **Task 2:** Site Assessment Memo; concept plan alternatives (3)
- 3 **Task 3:** Branding & Marketing
  - Target industry summary
  - Branding package (logo, style guide, colors, typography)
  - 4 sell sheets + full brochure
  - Pitch deck, social media graphics, content calendar
  - Website content
  - Marketing Strategy Memo
- 4 **Task 4:** Development zones, priority improvements, phasing diagram
- 5 **Task 5:** Sustainability & innovation recommendations; green infrastructure plan
- 6 **Task 6:** Funding matrix; grant program summary; 4 full grant applications; letters of support; grant tracking tool
- 7 **Task 7:** Final integrated Master Plan + implementation roadmap

*Source: The Colorado Sun*

# PROJECT TIMELINE OVERVIEW



# Project Timeline Overview

Total duration: ~14 months

## Completed/In Progress

- Stakeholder outreach + memos
- Market Analysis
- Initial site concepts
- Draft branding concepts (today's focus)

## Upcoming

- Logo + tagline refinement (immediate next step)
- Style guide completion
- Print + digital collateral production
- Website content
- Infrastructure phasing strategy
- Sustainability recommendations
- Development of four major grant applications
- Assembly of final Master Plan

# BRANDING GOALS



*Source: Visit Moffat County*

# Branding Goals

Brand identity and messaging that is clear, consistent, and compelling

- Convey credibility and readiness for investment
- Reflect Craig's industrial roots and future-oriented transition
- Appeal to advanced manufacturing, outdoor equipment, logistics, and innovation sectors
- Work effectively across signage, web, collateral, and presentations
- Pair cleanly with a flexible or fixed tagline

# Concept #1



*The name gives the City maximum branding flexibility. We can still talk about rail access, infrastructure readiness, and logistics advantages without locking the park into one story.*

*stics*

# Concept #2



*From Legacy to Innovation*

*The name positions the park as Craig's front door for industrial and business growth. It welcomes a wide range of users without narrowing the story too early. "Gateway" implies movement, logistics, and entry. It suggests that this park is the entrance to the region's economy and the primary access point for goods entering/leaving Northwest Colorado.*

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o the*

# Concept #3



*This option recognizes the park's role as a county-wide economic asset while still grounding it physically in Craig. It's especially strong for regional storytelling, funding alignment, and workforce partnerships.*

# Tagline Concepts

1

Where Industry Meets Opportunity

*Highlights growth potential and Craig's positioning for industrial and logistics companies.*

2

Rail, Road, Ready for Business

*Emphasizes multimodal access, operational readiness, and simplicity for quick recognition.*

3

From Legacy to Innovation

*Acknowledges Craig's industrial heritage while signaling transition to advanced manufacturing and logistics.*

4

Connecting Workforce, Industry, and Opportunity

*Ties workforce transition, rail access, and business recruitment into single message.*

*Source: Northwest Colorado Development Council*

**WHITTLE THE WOOD RENDEZVOUS**  
Colorado's Premier Chainsaw Carving Competition

# FEEDBACK DISCUSSION & NEXT STEPS

# Feedback to Collect

- **Top 1–2 preferred logo concepts** — Which one or two logo concepts resonate most with you, and what makes them stand out?
- **Least effective concepts and why** — Which concepts feel least effective, and what specifically isn't working about them?
- **Desired refinements (symbolism, color, simplicity, tone)** — What refinements or adjustments would you like to see in terms of symbolism, color, simplicity, or tone?
- **Preferred tagline + rationale** — Which tagline do you prefer, and why does it feel like the best fit for the brand?
- **Whether to integrate or separate tagline from logo** — Should the tagline be integrated into the logo or kept separate, and what's your reasoning?

# Next Steps

- 1 Refine chosen logo + tagline
- 2 Finalize style guide
- 3 Begin building sell sheets, pitch deck, digital assets, and website content
- 4 Integrate branding into draft and final Master Plan

*Source: Travel + Leisure*

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**THANK YOU!**



## **Request for Qualifications (RFQ)**

### **Developer for the Victory Way Properties**

**City of Craig, CO 81625**

**Date Issued: TBD**

**Award of Bid: TBD**

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### **Overview:**

The City of Craig is pleased to issue this Request for Qualifications (RFQ), soliciting proposals from a qualified developer to lead the transformation of a key downtown property located at 221 W Victory Way. The site, which includes three parcels totaling approximately 79,500 square feet, is being offered at no cost (valued at \$320,000) to a development partner with a viable, high-impact plan.

The Victory Way site is shovel-ready. It is zoned Community Commercial (C-2), allowing for a wide range of uses including mixed-use residential, retail, office, medical, and light industrial. The site has full utility infrastructure in place—electricity, natural gas, water, sewer, and fiber—and is located along U.S. Highway 40, within walking distance of restaurants, civic offices, banks, and retail amenities.

The property sits within an Enhanced Enterprise Zone and qualifies for Colorado's Rural Jump-Start Program, offering potential tax relief and job creation incentives and is also located in a future Urban Renewal Authority Area which can provide Tax Increment Financing incentives for qualified projects. Affordable housing incentives are also available as part of a mixed-use project. The site's strategic location, walkability, and visibility make it an ideal fit for experienced developers with a focus on infill or downtown revitalization.

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### **Scope of Work:**

The selected Developer will be responsible for the following tasks:

- 1. Site Assessment and Initial Design:**

- Develop a high-level concept plan for the Victory Way Properties that maximizes the site's potential and aligns with the City and County's long-term visions.
  - Ensure the concept plan accommodates various types of businesses, such as mixed-use residential, retail, office, medical, and light industrial.
2. **Promotion and Marketing Strategy:**
- Develop a comprehensive marketing and promotional strategy to attract tenants, businesses, and investors to the project.
  - Propose strategies to engage local and regional businesses.
3. **Stakeholder Coordination:**
- Engage with key stakeholders, including local government, business leaders, community representatives, and utilities, to ensure that the project's design and development align with the needs of the City, County and its future tenants.
  - Facilitate public meetings and community outreach as necessary.

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### Qualifications:

To be considered, the respondent must meet the following minimum qualifications:

- **Experience:** A demonstrated track record of at least seven (7) years in mixed-use or downtown development, and/or real estate projects.
- **Design Expertise:** Experience in rural planning and design, including site planning, infrastructure design, and development phasing.
- **Project Management:** Proven ability to manage development projects with multiple stakeholders, including city officials, businesses, and contractors.
- **Marketing & Promotion:** Demonstrated success in developing and implementing marketing strategies for mixed-use and downtown development and growth.

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### Submission Requirements:

Interested firms or teams must submit the following information:

1. **Statement of Interest:** A brief statement describing the respondent's interest in the project and a general approach to the development of the Victory Way Properties.
2. **Qualifications and Experience:** Provide a detailed description of the respondent's qualifications, including relevant projects, team members, and areas of expertise.
3. **Proposed Approach:** Outline your approach to initial design, promotion, marketing, phased development, and stakeholder coordination, (if applicable).
4. **Project Team:** List key personnel who will be involved in the project, including their qualifications and experience, and describe their role in the project.
5. **References:** Provide at least three (3) references for similar projects, including the name, title, and contact information of individuals who can speak to the respondent's experience and qualifications.
6. **Schedule:** Provide a projected timeline for the completion of each phase of the project.

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## Evaluation Criteria:

The City will evaluate submissions based on the following criteria:

- Relevant experience and expertise in proven mixed-use, downtown development and/or real estate projects.
- Creativity and quality of proposed approach to site design and marketing.
- Ability to engage and coordinate with key stakeholders, including city officials and potential tenants and residents, (if applicable).
- Proposals will be reviewed based on project viability, community benefit, and alignment with downtown revitalization goals.

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## Submission Deadline:

All responses must be submitted no later than **(TBD)**. Late or incomplete proposals will not be considered. **Submissions must be submitted electronically** of your response to the proposal.

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## Submissions will be forwarded to:

**Kathleen Carmody – Craig City Clerk**  
300 W. 4<sup>th</sup> Street  
Craig, CO 81625  
(970) 826-2008  
Email: [kcarmody@cityofcraig.org](mailto:kcarmody@cityofcraig.org)

## Inquiries will be directed to:

For any questions regarding this RFQ, please contact **Shannon Scott at (970) 826-2020 or email your inquiries to [sscott@cityofcraig.org](mailto:sscott@cityofcraig.org)**. **RFQ inquiries emailed are preferred, and all answers will be provided in written responses. All inquiries pertaining to the RFQ must be submitted by **(TBD)** and will be answered by **(TBD)**.**

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## Terms and Conditions:

The following terms and conditions shall apply to all proposals submitted in response to this Request for Qualifications (“RFQ”) issued by the City of Craig, Colorado.

### 1. Authority and Acceptance

The City of Craig reserves the right to accept or reject any or all proposals, to waive any

informality in the proposal process, and to accept the proposal that is determined to be in the best interest of the City.

## 2. Governing Law

This RFQ and any subsequent contract shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any legal disputes shall lie in Moffat County, Colorado.

## 3. Insurance Requirements

The selected consultant shall procure and maintain the following minimum insurance coverages for the duration of the contract:

- Commercial General Liability Insurance: \$1,000,000 per occurrence / \$2,000,000 general aggregate
- Professional Liability (Errors & Omissions) Insurance: \$1,000,000 per claim / \$2,000,000 aggregate
- Workers' Compensation Insurance: Statutory limits in accordance with Colorado law
- Automobile Liability Insurance (if applicable): \$1,000,000 combined single limit for each accident

Proof of such insurance, including certificates of insurance naming the City of Craig as an additional insured (where applicable), must be provided prior to contract execution.

## 4. Independent Contractor Status

The selected consultant shall operate as an independent contractor and not as an employee or agent of the City. Nothing in this RFQ or subsequent agreement shall be construed as creating a partnership, joint venture, or employment relationship.

## 5. Confidentiality and Public Records

All materials submitted in response to this RFQ shall become the property of the City and may be subject to disclosure under the Colorado Open Records Act (C.R.S. § 24-72-201 et seq.). Proprietary or confidential information should be clearly marked and will be considered in accordance with applicable law.

## 6. Non-Discrimination

The selected consultant shall comply with all applicable federal, state, and local non-discrimination laws and regulations. The consultant shall not discriminate on the basis of race, color, national origin, sex, religion, age, disability, or any other protected class.

## 7. Conflict of Interest

Respondents shall disclose any actual or potential conflicts of interest with the City, its officials, or employees. Failure to disclose such conflicts may result in disqualification.

## 8. Proposal Costs

All costs incurred by respondents in preparing and submitting proposals shall be borne solely by the respondent. The City shall not be responsible for any such costs under any circumstances.

#### 9. Contract Award and Negotiation

The City reserves the right to negotiate the final terms and conditions of any resulting contract, including scope, deliverables, fees, and timelines.

#### 10. Addenda and Modifications

Any changes or clarifications to this RFQ shall be issued by written addendum and made available to all prospective respondents. It is the responsibility of the respondent to ensure receipt of all addenda.

#### 11. Non-Collusion Certification

By submitting a proposal, each respondent certifies that the submission is made without collusion, fraud, or other unlawful means and that the respondent has not solicited or induced any other firm to submit or refrain from submitting a proposal.

#### 12. Indemnification and Hold Harmless

The selected consultant shall indemnify, defend, and hold harmless the City of Craig, its officers, employees, agents, and volunteers from and against any and all claims, damages, liability, losses, and expenses, including but not limited to attorney fees, arising out of or resulting from the negligent acts, errors, or omissions of the consultant, its employees, agents, subcontractors, or anyone directly or indirectly employed by or acting on behalf of the consultant in the performance of services under this RFQ and any subsequent contract. This obligation shall not be construed to negate, abridge, or reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described herein.

**The City of Craig reserves the right to reject any and all responses, negotiate terms, and select the respondent who best meets the needs of the project.**

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**By issuing this RFQ, the City of Craig seeks to identify, engage, and attract a qualified developer with a strong track record in mixed-use or downtown redevelopment for the Victory Way Properties located at 221 W. Victory Way. We look forward to reviewing your qualifications and ideas for this exciting project.**



LOCATED AT: 221 W VICTORY WAY, CRAIG, COLORADO

## KEY SITE FACTS

- » **Free Land** - Available at no cost to qualified development partners (estimated value approximately \$320,000)
- » **Centrally Located** - Adjacent to US Highway 40 and walkable to downtown Craig
- » **Close to Amenities** - Within blocks of restaurants, city offices, shops, and services



# VICTORY WAY PROPERTIES: 79,500 SQ. FT.

## KEY FEATURES

- » **Multiple Development Opportunities Available**
- » **Flexible Zoning** - Community Commercial (C-2): supports retail, headquarters, medical, mixed-use residential, and light industrial
- » **Prime Location** - High visibility and close to downtown
- » **Incentives Available** - Enhanced Enterprise Zone tax credits and Rural Jump Start Program
- » **Development-Ready Infrastructure** - Utilities in place with easy access to fiber, power, gas, water, and sewer connections

## UTILITY INFRASTRUCTURE

**Electricity Provider:** Yampa Valley Electric Association.....On Site

**Natural Gas:** Atmos Energy.....On Site

**Water:** City of Craig Municipal Water ..... 8" on Barclay, School & Victory Way

**Wastewater:** Lines..... 8" bisects property

**Fiber Optic:** Luminata Broadband.....On Site

## TRANSPORTATION ACCESS

US Highway 40..... East/West through Craig

CO State Highway 13..... North/South through Craig

I-70 & I-80 ..... 90 miles away

Yampa Valley Regional Airport..... 17 miles

Craig-Moffat County Airport..... 2 miles

Union Pacific Rail ..... Runs through Craig

## WORKFORCE

Population in Craig..... 9,502

Population in Moffat County..... 11,000

Regional Labor Shed ..... 27,283

Labor Leakage..... 3,500 (commuting out of area)

- » **Energy Transition Opportunity: 200-300 skilled workers** projected to transition out of coal-related jobs in the **next 3 years** – ready for new industries.

## ADDITIONAL INCENTIVES OPPORTUNITY

These three sites are slated to be part of a future **Urban Renewal Authority** area, where TIF Incentives are available, making these properties more desirable for developers and end users.

### SITE 1 - 48,000 SQ. FT.



Prime Retail and Mixed-Use Corner

### SITE 2 - 17,000 SQ. FT.



Flexible Space for Headquarters or Services or parking for Site 1

### SITE 3 - 14,500 SQ. FT.



Destination Retail or Maker Space Opportunity or parking for Site 1



**SHANNON SCOTT, MBA**  
Economic Development Manager  
Phone: 970.826.2020  
Email: sscott@ci.craig.co.us

## **EDAC Vision/Mission Statement**

The Economic Development Advisory Committee will focus on strengthening and diversifying the community by supporting growth with existing industries, attracting new industries, supporting quality of life activities and marketing Craig's pro-business climate and entrepreneurial culture.

## **2026 EDAC Goals (Listed in order of priority)**

1. Build and leverage connections with Regional and State elected officials and continue monitoring legislation that would adversely affect Craig and Moffat County and make legislative recommendations where appropriate to align with state and local economic development efforts and lead generation for business recruitment
2. Effectively market to developers' available Commercial properties that are for sale or rent to include the Craig Business & Industrial Park, Victory Way Properties and the 8<sup>th</sup> St. Townhomes
3. Create, develop and enhance the entrepreneurial atmosphere to include the Craig Business Plan Competition and other opportunities to help direct individuals to the resources available in the region.
4. Conduct quarterly, open EDAC meetings in a location outside of the City of Craig Council Chambers Room, and encourage the public to attend for the purpose of collaborating and communicating "grassroots" economic development efforts
5. Collaborate and provide input of EDAC's economic development specific priorities, focus areas, goals, and identify potential obstacles to the City of Craig's Comprehensive Plan based on the updated Moffat County Vision 2025 Transition Plan
6. Provide economic development-related recommendations and feedback as requested by the Moffat Economic Development Authority, (MEDA), in the development and implementation of their economic development plan for Moffat County.