

Craig Economic Development Manager Reporting – July to September 2024

Economic Development Advisory Committee

July – The July meeting was cancelled due to a lack of a quorum.

August – Updates were given on the Carpenter Leasing/Meadows Apartments, Brownfields Grant, 2024 Craig Business Plan Competition, the 2025 draft EDAC budget and ongoing targeted marketing efforts through Marketing Alliance that could potentially include marketing the former County Courthouse site. The EDAC would also like to schedule a joint meeting with the City Council sometime in October to discuss their future roles/responsibilities.

September – Upcoming reappointments for 3 of the Committee members that completed their first two-year term were discussed. All were recommended to be reappointed for another 3 years. Approval was also given to a 4th Committee member who had fulfilled his two-year term but wished to remain on the Committee as an alternate. A second alternate, (new Committee member), was also approved to serve a 2-year term. An update was also given on potential future plans for some of the dilapidated downtown properties and the 2025 draft EDAC budget.

CURA

July - The Bad Alibi Distillery asked for \$50,000 of their agreed upon \$660,000 reimbursement to be paid up front for the construction and installation of a required fire line. The ask was unanimously approved by the CURA Commissioners. Due to the increase in staff time and legal fees, the CURA Commissioners also agreed to deduct \$75,000 from the original agreed upon amount of \$660,000 to leave a remaining balance of \$585,000 to be paid out once their investment of \$1,320,000 is made.

Brownfields Assessment Grant

May – Shannon had a debrief with the EPA to receive feedback on the application that was submitted, but not approved in November of 2023. With the recommended suggestions/improvements from the EPA, the City still intends to apply for the next round of Brownfields grant funding in November of 2024 in the amount of \$500,000 for assessment and remediation dollars.

Housing

8th St. Townhomes

July – A grand opening was held on July 12th and 13th where 1 of the 2-bedroom units and 1 of the 3-bedroom units were staged and open to the public to tour. Cornerstone Realty, Bank of Colorado and Yampa Valley Bank all participated in the grand opening. Over 100 people attended between both days.

September – One of the 3-bedroom units is currently under contract. The City will also be hosting a ribbon cutting on September 19th, in which all of the units should be fully completed both on the interior and exterior.

Meadows Apartments

July – With the Carpenter Leasing project site now under contract by the private developer, the City was able to utilize Brownfield's grant funds to conduct and pay for the Phase I Environmental assessment. The assessment was completed on July 9th and revealed that no known contaminants were found on the site. Because there were no significant findings in the Phase I, a Phase II was not recommended to be completed. The City ordered both a Geotechnical survey and Topographic survey on the site. As of September 16th, both surveys are still underway.

August - The Letter of Intent was approved between the developer and the CHA at their August meeting. Shannon and Peter also received notification from DOLA that their More Housing Now Grant in the amount of \$1,931,283 for public, horizontal infrastructure can be applied to the new Carpenter Leasing site.

September – The developer is currently waiting for the Geotechnical and Topographic surveys to be completed in order to submit a final site plan.

Marketing/Promotion

Economic Development Website

July – The business attraction campaign launched and will be running through the beginning of 2025. This campaign was comprised of a strategic value proposition strategy identifying Craig and Moffat County's assets and economic development priorities that will focus on attracting key business sectors to the region. The strategic plan identified outdoor rec. manufacturing, tourism, heavy and light manufacturing, aerospace, agriculture, retail & entrepreneurship and research and development in rare earth minerals and coal by-products as the top industries to target. Through Marketing Alliance, we have also continued to push out marketing materials through targeted, Google Ad campaigns and awareness campaigns for the 8th St. Townhomes.

August- Based off of the above-mentioned target industry sectors, Marketing Alliance has generated a 20 page lead list comprised of business names, contact names, emails and phone numbers and will begin direct outreach to these companies as part of the business attraction campaign.

Business Plan Competition

July - The 2024 Craig Business Plan Competition kicked off.

August – Received 7 Phase I entries for the contest. Five entries for the start-up category and two for the existing category. The judges reviewed all of the entries and provided anonymous feedback. 1 entry was deemed incomplete, and 4 of the 6 remaining were recommended to advance to Phase II. Phase II submissions are due on September 30th. The final, in-person presentations will be conducted on October 5th with the judging panel. \$30,000 in prize monies were granted from the Local Marketing District for the winners.

Craig Business & Industrial Park

The City is still working with the private developer in a public/private partnership to acquire the land, master plan and build out the property. Peter and Shannon had a call with OJT to discuss the assignability of the agreement to the City from the private developer and whether that would satisfy their requirement as the City's intent to purchase the property. (OJT told City staff back in March that they were waiting for the CDS grant in the amount of \$2.5M to be officially awarded, which it was in March, and the City to submit a letter of intent or have the property under contract before they would release the \$1,031,000 in grant monies that was applied for). The private developer 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 is currently working on getting the agreement assigned to them from the private developer and working with OJT to get an "official award" of the grant dollars in the amount of \$1,031,000. They are also asking OJT to release the funds up front so they can close on the property and the private developer can begin master planning the Park.

Additional Notes

July – September – Attended the EDCC Communications Committee, EDCC Membership Committee and monthly EDCC Board of Director meetings.

July – September - Attended the monthly Chamber of Commerce, NWCDC, LMD and AGNC Board meetings.

August – Attended a meeting with Senator Bennet and other local business owners and partners to discuss local projects such as the Craig Business & Industrial Park, the Meadows Apartments, the 8th St. Townhomes, the Bad Alibi Distillery and the Fitch Ranch expansion.

August- Attended the Western Planner/ Wyopass Awards Ceremony where Peter Brixius, Shannon Scott, Ryan Dennison, Marlin Eckhoff and Melanie Kilpatrick were awarded and presented the Rural Innovation Award.

August – Attended the annual AGNC Economic Summit in Rifle.

September – Attended the Craig portion of the OEDIT Roadshow tour. Toured CNCC, the future site of the Meadows Apartments, the future site of the Craig Business & Industrial Park, the Boat Ramp as part of the Craig Whitewater Park, and the 8th St. Townhomes. Also attended the annual NWCDC meeting after the tour.

September – Attended the LMD Tax renewal committee meeting.