

This meeting of the Kiowa County Economic Development Foundation was held September 29, 2015 with members Kelly Courkamp, Sean Lening, Mike Lening and Donald Oswald in attendance. Director Jan Richards and guest Eunice Weber were also in attendance.

President Mike Lening called the meeting to order at 6:35 pm. Eunice Weber shared that the new helipad has the cement poured and the lights are supposed to be in and operational by October 6<sup>th</sup>. Eunice has ordered a sign which will be posted documenting the donors towards the new helipad. Care Connect is a new flight-for-life service based out of La Junta and they are planning, along with Eunice, to hold a grand opening on October 21<sup>st</sup>.

The recently purchased JD tractor from the Town of Sheridan Lake has arrived and was first placed in the barn, Cardon Berry moved it out at our request to make it safer for those wanting to view the data panels in the barn. Jan ordered and had installed a locking gas cap, the tractor was used once then parked and have been unable to start last Jan knew. Several have worked at deciding what is wrong with recommendation of replacing the starter solenoid, which Jan approved but does not know if has been installed. Jan and Charlie Collins have keys to the tractor and the locking gas cap. Several individuals have donated time and equipment to mow around the Jackson Pond and property.

Motion by Sean Lening to approve the minutes as presented, second by Kelly Courkamp, motion passed. Besides reviewing the treasurer's report, Jan shared we can expect \$14,759 from GOCO, \$5000.00 on the closing of the Baxter property, and working with Parks Service to get \$7100 in funds from them as repayment for the historic rifle purchased on their behalf earlier this year. The E-camp for the Eads School made \$37.01 profit. Kelly moved, seconded by Sean to approve the treasurer's report, all voted aye.

Director Jan Richards reported on the Rehab meeting KCEDF hosted with SECED at Cobblestone Inn, the turn-out was small but since have received calls of interest. The electric car charging station is moving slower since the grant will not be available till November and Cobblestone has agreed to host the charger, which once installed will need to be GPS'd then shall be put on maps so those seeking can find and Cobblestone shall get advertising. Jerry Weber, following his accident, had been doing well only to return to ICU for a few days but understand is out of ICU but still in hospital. We are able to email Jerry if needed or desired. Jan met with county commissioners, Stephanie Gonzales of SECED and a rep from State Housing concerning the Eads Rialto Motel, after discussion the conclusion is the structure is past a point of saving or restoring as the cost to attempt would be beyond our limited funds. Road and Bridge has graded the road over the Jackson Pond damn and is much appreciated. Jan met with the county commissioners and asked if they would consider placing KCEDF under DSS in the 2016 budget and they agreed to review the matter and consider making cash donation to KCEDF like in past years. Jan had taken some business fliers down to JJ Restaurant which they used during the county fair as place mats which caught the eye of several and since received a request to add the Eads Golf Course as an advertiser. Jan continues to work on several grant applications.

Old Business: someone is taking the toilet paper from the port-a-potties at the pond. There was discussion about some form of shed for the JD tractor we own but no decisions. The commissioners passed a county incentive package which is on the Business Personal Property collected by the county. Oswald reported, from the data received by the commissioners' office, on the Towner Railroad, is before National Transportation Safety Board (NTSB) who is serving between V&S Railroad and Colorado Pacific Railroad who has made an offer to purchase the entire line. Lawyers from both V&S and Colorado Pacific are doing plenty of business so as of now, a final decision may be made as early as October 20<sup>th</sup> but unlikely with all the legal issues and questions. The town is proceeding with annexation of the property for the possible Love's Station north of Eads and KCEDF was asked if we would be

interested in an agreement to annex the properties along Lowell Street which may require a fresh plat map which the Town would need to pay for , but Mayor Baxter needs to present at the next Town Council meeting. Mayor Baxter also requested if Director Richards can put in “leg work” on behalf of the Town to ask Cobblestone Inn and Prairie Pines if they would agree to be annexed. Discussion followed with general agreement that Jan may do some “leg work” and encouraged her to speak with Cobblestone and Pines but project both may decline this date. Sean Lening moved to approve having the KCEDF commercial property with 300 feet set-back along Lowell Street to be annexed, second by Kelly Courkamp, all voted aye. There have been several calls of interest about the Growers Buildings in Eads and Jan has shown it to some of these parties, later she contacted Brad Buck to see what the board of directors planned to do, he responded rent or sell but has not provided a contact number for interested parties to call. KCEDF board directed Jan to not show the building any more but rather to refer callers to Brad Buck who can deal with the requests from then forward. Election of officers was tabled until the next meeting.

New Business: would KCEDF be willing to purchase a building then rent it back to the group interested in a fitness center? The fitness center group is searching for buildings with no luck so far. Board discussed and decided they are not interested in owning additional property at this time. We had sent out a letter asking businesses to monitor what if any increase of business they had during the recent county fair, we received one excellent reply, thank you, some disappointment that others have not replied. In 2012 we were asked to partner on the Sheridan Lake Fishing-4-fun grant in the amount of \$2000.00 which the board agreed to, the county commissioners who this grant is passing thru have now requested payment of this amount, we plan to send the check soon. There are concerns and issues with the Eads Airport runway which has countless cracks and holes, while in bad condition apparently from the Colorado Division of Aeronautics’ view not enough to meet requirements on a necessary evaluation to make it eligible for grant funds to repair, discussion followed with few recommendations gained. Question asked, would Saffer Spray Service plus Kiowa County Hospital be willing to put in cash to get grants? Van Brown is planning to work at patching soon. Some discussion also noted issues with the tie-down area and the loose rocks/gravel which also damages planes. A public hearing concerning the Eads Rialto Motel and Brownfield grant is scheduled for October 1, 2015 at 5 pm in the courthouse meeting room. There was a suggestion that KCEDF do a housing market study. There are to be several youth engagement workshops/meetings in the region with fliers available for businesses. At the last monthly SEBREA meeting, the hemp plant in La Junta provided each county with a small sample package of products.

Ag committee: nothing to report

Housing committee: Jan has sent out 4 packets in the last 2 weeks plus Baxters are closing on their lots.

Resources committee: nothing to report

Next meeting scheduled for October 20<sup>th</sup>, tentatively.

Motion to adjourn at 8:26 pm was made by Sean Lening, second by Kelly Courkamp.

Board wishes to thank Jan Richards for providing strawberry shortcake and tea for the board members!