



City of Evans, Colorado

AGENDA

Evans Economic Development Advisory Council

Tuesday, February 26, 2013 – 7:00 p.m.

Evans Community Complex – 1100 37th Street

City Council Chambers

Advisory Council packets are prepared several days prior to the meetings. This information is reviewed and studied by the Council, eliminating lengthy discussions to gain basic understanding. Timely action and/or short discussion on agenda items does not reflect lack of thought or analysis. An informational packet is available for public inspection and is posted on our website at www.cityofevans.org.

CALL TO ORDER

ROLL CALL

Chair	Cruz Moncivais
Vice Chair	Scott Riley
Members	Jane Bruce
	Fred Burmont
	Bill Garcia
	Ranelle Lang
	Kip McLeland
	Dennis Oberhelman
	Terri Smith

AUDIENCE PARTICIPATION

Economic Development Mission

To aggressively attract, retain, expand and revitalize business to have a deliberately positive effect in the City of Evans.

Economic Development Vision

A robust and diversified economy with high quality development, balanced and healthy revenue sources, strategic infrastructure, long range planning and capacity for the future; leading to an expanding range of outstanding regional choices in jobs, housing, and recreational activities.



City of Evans, Colorado

(This portion of the Agenda is provided to allow members of the audience to provide comments to the EEDAC on items that were not considered on the current Agenda.)

ADVISORY ITEMS

- 1) Self Introduction of Guests
- 2) Approval of Minutes of January 22, 2013 meeting
- 3) Staff Report for February
- 4) Committees and Assignments: Reports
 - a. Retain Existing Business
 - i. Dennis Oberhelman, Chair; Ranelle Lang
 - ii. Sales Tax Incentive Program, Cruz Moncivais
 - b. Attract New Business
 - i. Scott Riley; Chair
 - c. Primary Employment
 - i. Cruz Moncivais, Chair
 - d. Promoting Live, Work, Play in Evans
 - i. Fred Burmont, Chair
 - ii. Special Report on Staffing, Sheryl Trent (see staff report)
 - e. Strategy and Planning
 - i. Kip McLeland, Chair; Bill Garcia
- 5) Recruitment of New Members
- 6) Open Floor Discussion
- 7) Upcoming Meetings
 - a. Highway 85 Overlay Standards Informational Meeting Thursday, March 5, 6:00 – 8:00 pm, City Council Chambers
 - b. Tuesday, March 26, 2013 at 7:00 pm for a regular meeting
 - c. B2B Thursday, March 28th 10 - 2
 - d. Open Discussion with City Council Tuesday, April 30th 6:00 pm

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City of
Evans, Colorado

UPCOMING MEETING ITEMS

ADJOURNMENT

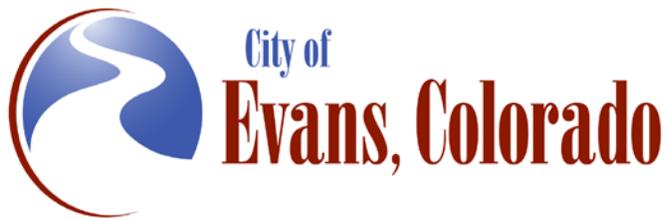
At 8:30 PM Chair will call for motion to continue unfinished items to the next meeting and adjourn.

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**MINUTES
EVANS ECONOMIC DEVELOPMENT
ADVISORY COUNCIL
Regular Meeting**

January 22, 2013 – 7:00 pm

CALL TO ORDER

The meeting came to order at 7:00 p.m.

ROLL CALL:

Present: Jane Bruce, Fred Burmont, Cruz Moncivais, Dennis Oberhelman, Scott Riley, Bill Garcia, Wayne Pickens
Absent: Ranelle Lang, Kip McLeland

AUDIENCE PARTICIPATION

No members of the audience offered any comment.

ACTION ITEMS

Approval of Minutes of December 3, 2012 meeting Mr. Garcia made corrections to the minutes. Mr. Garcia then made a motion to approve the minutes as amended, and Mr. Pickens seconded. Unanimous passage.

DISCUSSION ITEMS

Selection of Officers

Mr. Moncivais reviewed the options for selecting a Chair and Vice Chair, with three different ones offered:

- 1) A formal system
- 2) A more open system
- 3) Continuing the current system

Mr. Burmont suggested that Mr. Riley be consulted regarding the officers. Mr. Riley indicated that he may be unable to meet at the later time (7:00 pm) and would have to determine his participation. Mr. Pickens commented that the informal approach works best for the committee. After some discussion, it was determined to use the current informal system of selecting officers. Mr. Garcia moved to continue to have Mr. Moncivais serve as the Chair, and Mr. Riley serve as the Vice Chair. Mr. Oberhelman seconded the motion. Unanimous passage.

Staff Report for January

There were some questions about the library and the wayfinding signage program, which were answered or addressed at a later point in the meeting.

2012 Year in Review

The full report was not available at the meeting but was sent out later for review and comment.

One Time Funding Review (attachment)

After some discussion of the budget process and how best to proceed, the committee felt that it was unnecessary to review the one time funding list, but did want to be kept up to date with the process and funding for economic development. The committee will meet with the City Council to discuss priorities and issues (next meeting on April 30th at 6:00 pm) and discuss the budget at that time in more detail. The committee did suggest that the wayfinding signage program was very important.

Committees and Assignments: Reports

These are intend to be short (5 – 7 minutes) verbal reports in support of written materials attached to the packet.

Retain Existing Business

Dennis Oberhelman, Chair; Ranelle Lang; Wayne Pickens
Mr. Oberhelman gave a report on the Shop and Dine Maps
Special Report on Sales Tax Incentive Program, Cruz Moncivais
Mr. Moncivais reviewed the report attached to the packet, asking for feedback form staff and the committee

Attract New Business

Scott Riley, Chair; Jane Bruce
Special Report on Signs and Billboards, Scott Riley
Mr. Riley reported that he had no further contact with the billboard company, and Ms. Trent and Mr. Riley will meet to go over that information.

Primary Employment

Cruz Moncivais, Chair
No report.

Promoting Live, Work, Play in Evans

Fred Burmont, Chair
Special Report on Platted Lots, Fred Burmont
Mr. Burmont gave a report on the attachments.
Special Report on Staffing, Sheryl Trent (see staff report)

Strategy and Planning

Kip McLeland, Chair; Bill Garcia
No report

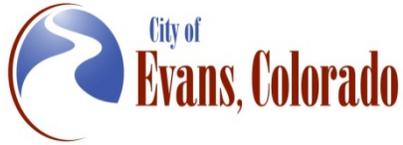
Open Floor Discussion

None

ADJOURNMENT:

Chairperson Cruz Moncivais ended the meeting at 9:00 p.m. It was determined that the meetings need to end at 8:30 pm, continuing in the prior tradition of a 90 minute meeting.

NOT YET APPROVED



Staff Update February 2013

Library Project

The design process is well under way. We have contacted a realtor about the museum building, and staff has been working on the exhibit material in the building. We anticipate a response on the DOLA grant by April and a contractor selected in May, beginning work in June. The completion date is still July of 2014.

Retail Strategy

The City of Greeley is going to be conducting a retail strategy, working with students at UNC. We may be able to release some information from the City of Evans retail strategy that would assist them. The main focus of our retail strategy remains focused on Highway 85. Our current process will involve updating the Highway 85 Overlay District, Section 19.62 of the Evans Municipal Code. A current moratorium is in place for new land uses and development through June, and Baseline Consulting is working on the code sections.

Urban Renewal

The Highway 85 Corridor Urban Renewal Plan is in place, and the next steps will be to begin an actual project. That project could involve working with a developer and/or tenants to secure land, begin the process of making the land shovel ready, and site planning. The update of Section 19.62 of the code (the overlay standards) are an integral part of this process. (See above retail strategy information)

Development Meetings

Staff has recently had development meetings with the following:

Family Dollar – 35th and 37th – site plan approved, building permit pulled
Ashcroft Park Apartments – 35th and 34th – subdivision approved, building permit pulled
Cave Creek Phase III – 35th and Prairie View Drive – waiting on site plan submittal
CDOT Park and Ride – east side of Highway 85, south of 42nd Street, no submittal to date
Renaissance – 49th and 23rd – site plan in process for water depot
North Point Zoning Amendment – application under review for single family to multi family zoning

Neighborhood Services

Staff is in the process of hiring a new Code Enforcement Officer and will be reviewing application with an intent to hire around April 1, 2013. Processes and forms are under review.

[Wayfinding Signage](#)

Phase II is under design with an intent to go out to bid in mid March in order to have a good idea of the budget request for April (the first time for budget amendments in 2013).

[Business to Business Conference](#)

Attached is the "Save the Date" reminder that went out to local businesses and to potential vendors.

[Shop and Dine Map/Web Page](#)

The Shop and Dine Map has several boxes left to distribute, and we don't anticipate reprinting that document until/unless significant changes take place. The cost to insert the map into the water bills/newsletter is approximately \$1,200.00 and will take 6,000 copies. The web page is live, and the app is tied to the web page.