



PO Box 250

1311 Maine Street, Suite 100

Eads, CO 81036

Telephone 719-438-2200

Fax 719-438-2200

E-mail kcedf@kcedfonline.org

Website <http://www.kcedfonline.org>

Table of Contents

Vision Statement.....	1
Membership	2
2005 Membership List	3
2005 Board of Directors.....	4
Financial Statements	5 – 6
KCEDF Overview.....	7 – 11

Vision Statement

Kiowa County is unique to Colorado in its scenery, its sparse population, and its slower paced lifestyle. Our goal is not to emulate others, but to build upon our existing strengths. We treasure our uniqueness, therefore will enhance these qualities so we may share them with others. In this way, we will promote natural growth from within while expanding our horizons.

We will improve the infrastructures and aesthetics of our towns and county to make them more attractive and inviting.

We will encourage the development of our natural resources while protecting our environment.

We will expand our technological capabilities, which will allow us to be apart from the overpopulated, fast-paced regions but not behind them.

We will promote locally and nationally the benefits of our central location and accessibility.

We will support our agricultural backbone while diversifying through other economic interests.

We will continue to utilize and enhance our recreational areas for the enjoyment of our citizens and visitors.

We will strengthen our commitment to quality education and healthcare.

We will manage growth to maintain a safe and stable environment for residents and visitors to live, work and play.

Membership

Class A membership shall consist of the County of Kiowa, Colorado, acting by and through its Board of County Commissioners. The County of Kiowa shall be entitled to Foundation membership for so long as it makes appropriate contributions to the Foundation as may be determined by the Board of Directors on an annual basis.

Class B membership shall consist of the Town of Eads, Colorado, acting by and through its Board of Trustees, the Town of Haswell, Colorado, acting by and through its Town Council, the Town of Sheridan Lake, Colorado, acting by and through its Town Council, and the Eads Chamber of Commerce acting through its Board of Directors. These Class B members shall be entitled to membership for so long as they individually make appropriate contributions to the Foundation as may be determined by the Board of Directors on an annual basis.

Class C membership shall consist of such private individuals, organizations and entities that make appropriate contributions to the Foundation as may be determined by the Board of Directors on an annual basis.

- Contributor (private contributors) Up to \$200.00 for Kiowa Co. based Businesses & Residents.
Up to \$500 for Out-of-County based Businesses & Individuals

- Class C (private contributors) \$200.00 & Up for Kiowa Co. Businesses & Residents
\$500.00 & Up Out-of-County based Businesses & Individuals

- Class B (Towns & Chamber) Determined on a yearly basis

- Class A (Kiowa County) Determined on a yearly basis

Membership List

Class A	Kiowa County
Class B	Town of Eads Town of Haswell Town of Sheridan Lake Eads Chamber of Commerce
Class C	Harley Koeller Valley State Bank – Eads Southeast Colorado Power Weisbrod Memorial Hospital Heritage Farms National Park Service Saffer Spray Service Kiowa County Press Kiowa Healthmart Bartlett & Co. Sunflower Telephone Company Thunderbird Petroleum Products V & S Railway

Board of Directors

Roger Saffer – Chairperson	Class C
Cardon Berry – Vice-Chairperson	Town of Eads
Marilyn Baxter – Secretary	Eads Chamber of Commerce
Warren Yule – Treasurer	Class C
Rod Brown – Director	Kiowa County
Vern Harris – Director	Kiowa County
Donald Oswald – Director	Kiowa County
Jerry Weber – Director	Town of Sheridan Lake
Bill Yohey – Director	Town of Haswell
Dennis Pearson – Alternate	Kiowa County
Jan Richards – Alternate	Eads Chamber of Commerce

Staff

Lisa L. Trigilio	Executive Director
Jan Richards	Financial Manager - Volunteer
Sharon Pearson	Webmasters - Volunteer
Dennis Pearson	

Financial Statements

The KCEDF fiscal year begins on September 1 of each year and ends on August 31. The following report represents totals for the year ended August 31, 2005.

Financial statements reflect actual Kiowa County Economic Development Foundation expenditures and revenues. The balance of funding for KCEDF occurs through a cooperative agreement with the Kiowa County Department of Social Services to enhance workforce opportunities throughout Kiowa County. These funds are reimbursed to Kiowa County by the State of Colorado. During this fiscal year, the State of Colorado, through DSS, contributed approximately \$20,719.

ASSETS		
Current Assets		
Cash	46,198.65	
Investments Stock	3,000.00	
Investments	39,000.00	
Land	200,834.39	
Prepaid Expenses	19,950.00	
Accounts Receivable	<u>48,540.00</u>	
		357,523.04
Fixed Assets		
Equipment	1,836.25	
Accumulated Depreciation	<u>(1,609.81)</u>	
		226.44
TOTAL ASSETS		<u><u>357,749.48</u></u>
LIABILITIES AND EQUITY		
Liabilities		
Accounts Payable	2,672.60	
Notes Payable	181,278.66	
Accrued Interest	11,035.32	
		194,986.58
Equity		
Retained Earnings	122,451.82	
Current Year Profit/Loss	<u>40,311.08</u>	
		162,762.90
TOTAL LIABILITIES AND EQUITY		<u><u>357,749.48</u></u>

KCEDF OVERVIEW

ORGANIZATION

Kiowa County Economic Development Foundation was formed to assist with the development, expansion and improvement of Kiowa County. KCEDF is a 501 (c)(3) nonprofit organization that provides a variety of services to the area.

ACTIVITIES

Information Services

The Foundation serves as an informational hub for Kiowa County. The office has compiled, and continues to assemble, statistics and profile data on various subjects. Included are commercial buildings/sites available, demographic data, economic and community profiles, contact lists and useful information. This can be used by local governments, organizations and individuals in planning projects and business functions.

Information is disseminated in a variety of ways. KCEDF updates are regularly submitted to the local press for publication. Community meetings are held to gauge the needs of the residents and prioritize projects. Items of interest are posted on the KCEDF website; <http://www.kcedfonline.org>. This website features KCEDF services, county demographic information, tax incentives, business listings and project information, as well as the Kiowa County Fact Book.

Business Assistance

KCEDF is available to assist the local existing businesses as well as start-up or relocating enterprises. The office supplies information on financial programs, business plans and other areas of concern. To provide the business with adequate resources, the staff consults and refers to other agencies such as SBDC, SECED and SCEDD. The Foundation also assists with site selection and business specific research. During the next year, KCEDF will implement the e-Synchronist system of business retention and expansion as licensed through the State of Colorado. This system will allow us to more closely identify the needs of local businesses and respond accordingly.

Projects

Kiowa County Economic Development Foundation will initiate and become involved in special projects that are deemed beneficial to the residents of the County. Following are some of the projects that KCEDF worked on recently:

Kiowa Creek Estates: KCEDF purchased approximately 800 of land adjacent to the south of Eads in August of 2003 for residential, commercial and recreational usage. Covenants have been approved for the residential areas. Home site parcels have been platted and electricity, water and telephone are accessible to each parcel. Two sites have been purchased and marketing is underway to promote sales. Commercial covenants are being prepared and marketing of those areas will begin shortly. Recreational improvements have been and will continue to be made. Fishing is Fun grant funds have been used to dredge the spring-fed pond and remove cattails. Erosion control structures are being put in place along with grass seeding. During the Spring of 2006, landings and parking areas will be completed and trails will be laid out. The pond has been nominated as a Southeast Birding Trail site. The first birding tour was conducting during the 2006 Snow Goose Festival in February.

Assisted Living Project: The Foundation donated 4 acres of Kiowa Creek Estates property to Kiowa County for a 20 unit \$2 million assisted living facility. KCEDF has been assisting with grant preparation for facility amenities. The facility, which has a grand opening date of April 2, 2006, will employ at least 10 people.

Bransgrove Building: After acting as Project Manager for Kiowa County during the renovations of the first floor of the historic Nipps/Bransgrove Building on Maine St. in Eads, KCEDF assisted in obtaining additional CDBG funds to make further improvements to the second floor of the building. The second story now houses Little Sprouts Daycare overflow, Baby Bear Hugs, KCEDF, and has additional office space available for lease from Kiowa County.

Sand Creek National Historic Site: The Foundation continues to act as an intermediary and local information center for the National Park Service, the involved tribes, landowners and local government. The National Park Service has acquired 920 acres of land in an effort to establish and preserve the site. The Southern Arapaho and Cheyenne tribes have acquired an additional 1,465 acres. Legislation has been passed to transfer this land into trust for the tribes. After the transfer is complete, the path will be open for the final designation. KCEDF will assist with community planning sessions after the site's official historic designation has been made, and will work with the community in the transition. KCEDF also continues to assist the NPS to host meetings with NPS, local organizations and tribal members.

Downtown and Around Town: KCEDF partnered with the Eads Chamber of Commerce to host a community forum on the revitalization of the downtown areas of the communities. Response was outstanding, and the Downtown and Around Town committee was formed. The Town of Eads received a technical assistance grant for the Main Street Program sponsored by CCRA and Dept. of Local Affairs to assist with design for Eads Maine St. The committee went to work on painting many of the buildings on the street. The committee will coordinate efforts with the towns, county and KCEDF to continue improvements to the area.

Tech Core Assessment: As the next step in the State Office of Economic Development assistance programs, Kiowa County was the second county in the state to receive an assessment of the technological capabilities and opportunities. A tech action plan has been assembled and key action teams identified to implement the plan.

Crow-Luther Arts Center: KCEDF has been working with the Community Development Class and Youth Council of Eads High School for the past two years. A major project taken on by the students has been the renovation and reactivation of the old Plains Theatre. Plans are in the works to partner with Kiowa County, the Town of Eads and Kiowa County RE-1 for ownership, utilities and insurance for the building. A 501(c)(3) is being formed to manage the building. KCEDF will continue to work with the group and provide technical and grant assistance.

Ports to Plains: KCEDF has actively promoted the designation of a trade corridor for Highway 287 from Amarillo, TX to Limon, CO, which will help form a north-south truck trade route from Mexico to Canada. The Ports-to-Plains Corridor was designated by Congress as a High Priority Corridor in the National Highway System. The Ports-to-Plains Management Plan has been published, that identifies the economic impact and opportunities for communities located in the Corridor. KCEDF will work towards the establishment of businesses that complement the long range planning.

Countywide Quarterly Meetings: The Foundation has taken the lead to organize quarterly meetings consisting of representatives from the Kiowa County Commissioners, Town Councils of Eads, Sheridan Lake and Haswell, the Eads Chamber of Commerce, Weisbrod Hospital, the Eads School and Plainview School. These informational meetings allow those individuals to discuss common issues, provide updates on activities, and coordinate development strategies. Meetings rotate throughout the county and are held in the months of January, April, July, and October. Although there has been a hiatus of the meetings during 2004 and much of 2005, the quarterly meetings have resumed. In February, 2006 discussion was held on the Crow-Luther Arts Center partnership and the Tech Assessment action plan. The next meeting will be held in May, 2006.

Great Plains Reservoirs: KCEDF has acted as the central contact point for discussions on permanent pool status for the Great Plains Reservoirs. Options are now being explored with the Colorado Dept. of Natural Resources regarding the viability of the lakes. KCEDF will continue in its capacity to offer assistance and coordinate forums.

Colorado Power Project: Tri-State Generation and Transmission has indicated that it will pursue the development of a coal-based generating project in southeastern Colorado. Tri-State Generation and Transmission Association and the Western Area Power Administration have announced that they will partner on a joint construction project, called the Eastern Plains Transmission Project, in which the two power suppliers will work together to construct new high-voltage transmission lines and a number of new or expanded substations in eastern Colorado and southwestern Kansas. KCEDF has been working with Tri-State to coordinate meeting plans and will assist as needed in the environmental impact statement and economic impact analysis.

Regional Projects: KCEDF believes that working to create a stronger region will create a stronger county. The Foundation has become involved in several regional projects that will have a direct benefit to Kiowa County.

Arkansas Valley Area Marketing Coalition – The Foundation has joined with economic development agencies from Baca, Bent, Crowley, Prowers and Otero Counties to implement the action plan that came from the industries study that AVAMC received OED funds to conduct. The group is now focused on furthering the accomplishments of the Southeast Regional Tourism Group, the industry group formed by AVAMC.

- Action 22 – This advocacy organization serves the 22 counties of Southern Colorado to educate the constituents and act as a voice for the area on legislative issues. The KCEDF Director serves on the Board of Directors.
- Action 22 Tourism Committee - KCEDF has assisted with the design of a southeast Colorado 22-county web site. Direct links connect to local web sites featuring Kiowa County recreation, health care, government, lodging, dining, shopping and other information. The Foundation has also worked with Action 22 committee members to develop a brochure highlighting recreational opportunities for the 22 county region. The brochure will be distributed throughout three surrounding states as well as in Colorado. A marketing consultant has been hired to highlight the tourism attractions of the area.
- Action 22 Economic Development Committee – The KCEDF Executive Director acts as the Chairman of this committee. Goals are to educate the 22 county region on economic development opportunities and inform the state legislature of Southeast Colorado needs and requirements. The committee is working on priority points for the region to assist with development of legislation in the area of economic development.
- Southeast Colorado Tourism Group – The SECTG has been instrumental in planning activities for the region’s tourism promotions. After it was found that most of the area is not visitor-ready, grant funds were applied for to establish a strategic plan. It was also found that the area lacked funds or expertise to locate proper signage, design and print brochures and design and establish a website. It was found the watchable wildlife (particularly birding) and heritage tourism are the main strengths. SECTG applied for and received a federal Preserve America Grant in the amount of \$130,000 to promote heritage tourism. Matching funds of \$125,000 are expected to be approved shortly.
- CTO – The KCEDF Director serves on the Colorado Tourism Board of Directors. CTO is designed to promote tourism in the entire State of Colorado. The Director also is a member of the Heritage Tourism Committee. These contacts directly benefit the tourism efforts of the Southeast region.
- RC&D – The KCEDF Director serves on the Board of Directors representing Kiowa County. Resource Conservation and Development is a six-county organization backed by the Federal government to assist community development and conservation of natural and historic resources.

Grants

An important function of the Foundation is assistance to local governments, special districts and organization in the application of grants to provide funding for needed projects. Fund sources

may include State and Federal grants, corporate funding or private foundations. Economically depressed regions and areas with limited populations utilize grants to obtain monies for projects that lack adequate local funds.

Over the past five years, KCEDF has worked with the community on well over \$6.2 million in new, expansion, improvement, and planning projects. We have been able to help obtain over \$2 million in outside funding for these projects.