

MINUTES
KIOWA COUNTY ECONOMIC DEVELOPMENT FOUNDATION
MEETING OF JANUARY 15, 2013

PRESENT: Mike Lening, Sean Lening, Sharon Frazee, Donald Oswald, Jerry Weber, John Courkamp, Rod Johnson, Dennis Pearson and Jan Richards

The meeting was called to order at 6:30 PM with the above parties present. Minutes of the December 10, 2012 meeting were reviewed. Oswald moved to approve the minutes as presented. The motion was seconded by Sean Lening and passed unanimously.

The Treasurer's Report was presented. Jan noted the mineral lease money had been received from McDonald Land Services. It was also noted KCEDF had paid two different bills for the National Park Service, per agreement. NPS will reimburse KCEDF in full for the paid invoices. Courkamp moved to approve the Treasurer's Report. The motion was seconded by Oswald and passed unanimously.

Courkamp asked if it was possible to invest some of the KCEDF funds in Mutual Funds in order to potentially obtain higher earnings than interest provides. Some concern was expressed by the Board about investing donated funds, but funds from the mineral lease might be a possibility for investment. No action was taken since more research needs to be conducted.

Jan provided a written report for review. She noted there was still interest in the commercial property. Also noted was Doug Uhland had received a \$5,000 award which required him to spend the funds on community projects and run them through KCEDF as a non-profit. Uhland has decided to provide \$4,000 toward the Homeplate Project and \$1,000 to the Art Gallery. Jan noted an application was also sent to the Colorado Rockies Foundation seeking funds for the Homeplate project.

Jan also reported she must send out Tax Form 1099 to any individual who was paid \$600 or more by KCEDF during 2012. Auditor Amanda Brown will prepare the forms for 25 cents each. Jan also informed the Board the KCEDF Annual Meeting will be held March 28, 2013 and the Eads High School FBLA club is working on a website for the Town of Eads as part of a school project.

The need to update the KCEDF by-laws was briefly discussed; however the by-laws sub-committee has not met. The matter was tabled to the next meeting.

Jan informed the Board the Memorandum of Agreement (MOA) between KCEDF and Kiowa County regarding use of office space in the Bransgrove Building has been approved and signed by the county commissioners.

The receipt of the mineral lease funds was again discussed. Options for the money included investing in mutual funds (as noted above), paying off the remainder of the bank note on the KCEDF property, or possibly using it as "seed" money for local residents to

start up a business. No decision was reached and the topic will be re-visited in the future. Jan also noted the residential lot Weisbrod Hospital intended to purchase on behalf of Dr. Waggoner is currently “on-hold”.

A brief discussion was held regarding the possibility of electrical transmission lines being built between Lamar and Burlington in 2017. If the lines are built, they would cross Kiowa County. This possibility will be monitored by Jan.

Discussion was held regarding the KCEDF Annual Meeting on March 28, 2013. A ‘Business of the Year’ will need to be selected and a speaker located. The Board agreed whoever the speaker is should focus their presentation on Kiowa County and not a generic topic. It was also decided each Board member would submit the names of five Kiowa County businesses to Jan. The winning business will be the one receiving the most votes.

Jan informed the Board she might be going to Denver at the end of January to attend an OEDIT conference regarding the Governor’s economic development plan. The Board approved the trip as long as Jan thought she could receive some benefit from the conference.

Jan stated an individual has expressed interest in some of the KCEDF commercial property, but wants to know a price. A discussion followed, but no decision was made on pricing the land.

Jan asked about accruing unused sick and annual leave time. The Board instructed her to research several entities to determine what their policies are and to forward the information to the Board for review.

An email from Kiowa County commissioner Dick Scott was reviewed. The email offered several suggestions for economic development. Discussion was held regarding obtaining grants for the Murdock Building project. Rod Johnson suggested KCEDF take over the Murdock Building project in order to finish its development, pointing out the building will be a source of income from the National Park Service. During discussion of this idea it was noted there would be many hurdles and issues that would need to be resolved. Johnson stated Bill Dutro of the Small Business Development Center might help draw up a business plan for KCEDF if the project was taken over. The Board indicated they needed more time to consider the idea and no action was taken.

The Agriculture Committee report was provided by Johnson. Blowing dirt from the fields south of the USDA building is creating a problem. KCEDF could replant the fields with ground-cover, but the cost would be \$13,000 - \$15,000 to do so. Another option would be to have Pete Koch, who leases the land, plant some sort of feed crop. The Board preferred this option due to the cost.

Jan provided the Housing Committee report, only noting the delay with the potential purchase of one of the lots by Weisbrod Hospital. Other interest in the lots has been static throughout the winter.

Johnson submitted a written report from the Resource Committee. He noted there were a lot of tumbleweeds that have blown into Jackson's pond. These must be cleaned out prior to the summer fishing season. Johnson estimated the cost to have a commercial vendor clean them out would be \$400 - \$500. Johnson also noted there is an effort being made to place the Jackson barn onto both the county and state registers of historic places.

Discussion returned to Kiowa County commissioner Dick Scott's email. Jan outlined some things contained in the email she has already done. Mike Lening suggested the Board send Scott a letter thanking him for his time served on the Board and expressing a desire to work closely with the county commissioners.

There being no additional business to come before the Board, the next meeting was scheduled for February 27, 2013 at 6:30 PM in the KCEDF office.

Oswald moved the meeting be adjourned. The motion was seconded by Sean Lening and passed unanimously. The meeting adjourned at 9:35 PM.