

MINUTES
KIOWA COUNTY ECONOMIC DEVELOPMENT FOUNDATION
MEETING OF FEBRUARY 27, 2013

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

The meeting was called to order at 6:30 PM with the above parties present.

Minutes of the January 15, 2013 meeting were reviewed. Sean Lening moved to approve the minutes as presented. The motion was seconded by Oswald and passed unanimously.

The Board then reviewed the Treasurer's Report. Jan reported several memberships had been received since the previous meeting. Oswald moved to approve the Treasurer's Report as presented. The motion was seconded by Sean Lening and passed unanimously.

Jan presented a written Coordinator's Report that was reviewed by the Board. Jan noted she had met with the owner of the Traveler's Lodge who assured her improvements were being made to the motel. Jan also wrote a letter to Kiowa County commissioner Dick Scott thanking him for his service to the KCEDF Board while he was a member. Jan also noted she had been contacted by one of the SE Colorado hog farm operations that expressed interest in possibly utilizing the railroad line, assuming it is not abandoned.

Sean Lening provided a brief report on a conference he and Weisbrod Hospital administrator Tom Henton had attended at Jan's request. Sean stated the conference was interesting and provided a lot of encouragement to pursue economic development activities, but provided very little in the way of "how to" do so.

The draft version of revised KCEDF by-laws was presented to the Board for review. There were several questions regarding proper wording of the document and suggestions concerning clarification of some sections. Some changes will be made to the draft version and a final document will be presented to the Board for approval at a future meeting.

The KCEDF Annual Meeting will be held March 25, 2013 at 6:30 PM in the meeting room of the Kiowa County courthouse. Jan reported one of the speakers will be an individual from an oil-drilling company who will explain the process and procedures utilized in "fracking". The Board is fine with this as long as the speaker goes into some detail about every aspect of the process in order to provide guests with a clear picture of what may be taking place within Kiowa County. The Board asked Jan to contact the potential speaker to obtain a clearer picture of what he would be speaking about.

Sharon Frazee has volunteered to prepare the meal for the annual meeting and has asked that Board members (or wives) bring either salad or desserts. The Board agreed to the request.

At the Board's request, Jan presented some examples of different agencies' policies regarding accumulation and carry-over of vacation and sick leave from year to year. The Board will review the examples and bring the matter up at a future meeting.

Discussion was held regarding the possibility of investing some of the monies received from the mineral lease. At the Board's request, Jan had gathered some initial information regarding how to go about investing if that were to be the decision of the Board. However, following discussion, there was reluctance from the Board to assume the potential risk of investment and other options were discussed, such as paying down the remaining bank note on the Jackson property, utilizing it for other local projects, or placing a portion of it into a CD. Oswald moved to place \$50,000 of the mineral lease money into a short-term CD. The motion was seconded by Sean Lening and passed unanimously.

Jan informed the Board she would like to write a letter to V&S Railway expressing concern over their intent to abandon the railroad line in Kiowa County; and a second letter expressing support for the re-purposing of Ft. Lyon. By consensus, the Board authorized Jan to do so.

Discussion was then held regarding the commercial property owned by KCEDF and the interest being expressed in it by potential buyers. Jan requested, and the Board agreed, that a price needed to be established at least for the property being inquired about. Following more discussion, Courkamp moved to price the ten (10) acres nearest Hwy 287 at \$2500 per acre; and the forty-one (41) acres south of the ten acres at \$1500 per acre. The motion was seconded by Sean Lening. Courkamp stated he desired to amend the motion, however since the motion was already on the floor, a vote had to be taken. The motion was defeated unanimously.

Courkamp then made a motion that the five (5) acres nearest Hwy 287 be priced at \$3500 per acre; the five (5) acres just south of the first five (5) acres be priced at \$2500 per acre; and the remaining forty-one (41) acres be priced at \$1500 per acre. The motion was seconded by Oswald and passed unanimously.

The Board also agreed prices need to be established for all acreage owned by KCEDF that is for sale.

Jan then asked the Board if there was any interest in KCEDF becoming a member of the Action 22 lobbying group. Discussion followed, noting there was some question about the effectiveness of Action 22 and that neither the Town of Eads nor Kiowa County had renewed their memberships in the organization. The Board opted not to join Action 22.

Johnson provided the Agriculture Committee report, noting there were still questions regarding what to do with the fields south of the FSA building. The CRP program could be an option to be looked at.

There was no Housing Committee Report.

Johnson provided a written Resource Committee report for Board review. It was noted the annual Kids Fishing Day has been set for Sunday, May 19th. The Eads Chamber of Commerce will provide lunch at noon for the event.

Johnson also noted the Kiowa County Historical Preservation Committee will be meeting March 4th at the NPS office to consider nominated properties for the Historical Register, including Jackson's barn. It was also noted the Canyons and Plains group is working with other entities pursuing a grant that would enhance effort to make Southeast Colorado an official National Heritage Area.

Johnson also stated he would like to attend a conference in Pueblo regarding water. The cost is \$30. The Board agreed to pay the \$30 registration fee for Johnson to attend.

Jan noted plans for the annual meeting on March 25th were moving forward. The Business of the Year has been selected and will be announced at the annual meeting.

There being no additional business to come before the Board, the next meeting was scheduled for March 19, 2013 at 6:30 PM at the KCEDF office. Jan noted she wished to set the meeting, even though it is so close to the annual meeting, in case there are matters that need to be addressed concerning the sale of the commercial property.

Oswald moved to adjourn the meeting. The motion was seconded by Sean Lening and passed unanimously. The meeting adjourned at 8:40 PM.