Economic Development Commission
September 9, 2014 Meeting
6:30 PM
911 Tenth Street, Golden, CO 80401

Opening (6:30 to 6:45)
1. Election of Chair and Vice chair
2. Approval of Agenda
3. Approval of meeting notes from August 12, 2014
4. Public Comment

Discussion/Action Topics (6:45 to 8:00)
Goal: Commitment to progress or support needs for work program elements
Outcome: Updated focus area task status and assignments

1. Economic Incentive requests for SPEECO and Water Remediation Technology

2. 2014 Work Program
   Commission will discuss updates pertaining to the 2014 work program. Specific updates are expected for:
   - Business Attraction/Networking Events
   - Marketing Update
   - Education Update
   - Innovation Update

3. Communications
   - GURA – Colacci
   - Prospect/Development Project Report
   - Chamber of Commerce – Condon, Rinehimer
   - Community Marketing Committee – Block, Rinehimer
   - General comments

4. Schedule/Assignments/Feedback

5. Wrap up and Adjourn (8:00)

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City of Golden
Memorandum

To: Economic Development Commission
From: Steve Glueck, Director of Community and Economic Development
Date: September 4, 2014
Re: September 9, 2014 Packet Memo

Please review this additional background material for the upcoming meeting.

Discussion/Action Topics:

1. Economic Incentive requests for (discussion and potential action).

A. SPEECO http://www.speeco.com/ has been a manufacturer of farm and ranch equipment in the Golden area for many years. They were recently acquired by Blount International who considered moving them into a new local facility or moving the company out of state. In the end, the company chose a build to suit opportunity in the Coors Tech Business Park and recently occupied about 13,700 square feet in the 29,000 sf building. At the time they were considering the location staff indicated support for the standard use tax rebate program, however, the formal application was not submitted. Now that the building project is complete, EDComm is asked to consider a recommendation to the City Manager.

Based upon the percentage of the core and shell construction, and the tenant finish for the building, permit use tax paid to date is about $26,450. Accordingly they will have already earned about $9,000 of the maximum $25,000 maximum even before equipment purchases.

In recognition of the significant recent and planned investment in the building and capital equipment, as well as current and potential new employment, staff is recommending a standard (1/3) use tax rebate agreement not to exceed the Charter imposed limit of $25,000. Staff and the company will provide more detail at the meeting.

B. WRT (Water Remediation Technology, LLC) http://www.wrtnet.com/ is an Arvada company that specializes in simple, safe, cost effective and environmentally sound processes for removing radium, uranium and other contaminants from water. Their primary customer base includes water providers in mining areas such as Colorado's western slope. The firm is growing and accordingly, WRT is in the process of seeking site plan approval to build an approximately 22,000 sf production facility in the Coors Technology Business Park. They will move their entire operation to Golden, bringing jobs and continued tax revenue.

In recognition of the significant recent and planned investment in the building and capital equipment, as well as current and potential new employment, staff is recommending a standard (1/3) use tax rebate agreement not to exceed the Charter imposed limit of $25,000. Staff and the company will provide more detail at the meeting.
2. **2014 Work Plan update.** There are a few updates and discussion topics related to the 2014 work plan:

- **Business attraction:** As noted in the above incentive requests, there is a significant increase in business location inquiries, which will be further discussed under the prospect section.

- **Networking Events:** Commission members should plan to comment on the Mines Career Fair event earlier in the day on September 9th, and how to proceed in this arena. In addition, the Chamber is planning a manufacturing oriented networking event in Corporate Center on October 22nd and has invited our participation. Given that EDComm hosted an event in this area in 2013, this will be a good follow-up.

- In terms of our marketing efforts, staff will next work on a story related to Spyderco, based upon their construction status. In the future, we will focus on Photo Stencil's choice based upon clean room facilities, and Rocky Mountain Reagents when they start construction, WRT, and an overall summary of activity.

- The Golden High Student leadership group that visited EDComm in May reported back about their change of advisor and their proposed use of the funds EDComm authorized for their fall statewide leadership conference. Based upon EDComm direction, staff will work with them on the funding request.

- In terms of our efforts to support innovation, the main activities relate to the continuing Jeffco Innovation Workshop monthly meetings (next one is in October at 6:30 pm in City Council Chambers) and the large two day "Innovation Fair" for businesses and students on September 12 and 13th. If any EDComm members can attend for a period either day, we will have a booth or presence.

- It will be appropriate for the new chair and board to start working on the 2015 work plan soon.

- A copy of the 2014 budget is attached.

**Communications** Staff and Commission members will report on the various areas listed on the agenda.

**Prospect report** The main activity related to prospects for primary job growth in the community includes the following:

- Spyderco's addition is under construction.

- Speeco has occupied their new building.

- MIE Properties received site plan approval from Planning Commission for a 110,000 sf light industrial project at the south end of Corporate Center and continues planning.
• Meurer Engineering has begun their renovations at their new building.

• Water Remediation Technologies will present their site plan to Planning Commission in October.

**General Comments:** Staff will update EDComm about activities related to GURA and the DDA that affect those economic development areas, as well as staffing developments. In terms of general business announcements:

• Construction on the Natural Grocers store is well underway. They hope to open in November, which seems very aggressive.

• The Holiday Inn Express at Interplaza is under construction with a completion likely in first quarter of 2015.

• Both buildings of the 8th Street Apartment project are occupied (and seem to be full).

• A skilled nursing facility has been approved for the parcel east of Panorama Medical to allow rehabilitation services generally for short term patient stays. It is in for building permit.

• A Centura community level medical clinic is approved and in for permit for the south west corner of Heritage Road and US 6. Construction may commence this fall.

**Attachments:** Minutes
SPEECO Request
WRT Request
GHS Student Council letter
Budget summary
ECONOMIC DEVELOPMENT COMMISSION  
CITY OF GOLDEN  
911 10th Street, Golden, CO 80401

Minutes of Meeting  
August 12, 2014

Present: Mary Block, Kelly Jackson Condon, Josephine Colacci, Paula Reed, Renee Rinehimer

Absent: Dan Becker, Terrence Rapoport

Staff present: Steve Glueck, Jenifer Doane

The meeting was called to order at 6:35 PM by Chair Reed

1. APPROVAL OF AGENDA

Chair Reed asked if there are comments or objections to the agenda for August 12, 2014. There being no comments, the chair declared the agenda approved.

2. APPROVAL OF MINUTES

Reed asked if there are comments or objections to the meeting minutes from July 8, 2014. There being no comments, the chair declared the meeting minutes approved.

3. PUBLIC COMMENT

Reed asked for potential public comment. There was none.

4. DISCUSSION / ACTION TOPICS

A. Economic Incentive Request: Glueck presented James Meurer, Meurer Research and Esther Kettering, Real Estate broker. James Meurer indicated that the company is located in Arvada, but is in the process of acquiring the 45,000 square foot building in the Coors Tech Center Business Park where PMC Hydraulics had been located. Meurer Research, Inc engineers and manufactures sophisticated products to solve complex issues facing water and wastewater treatment facilities worldwide. One of their primary products which they are installing in the Golden Water Treatment Plan are called Plate Settlers for the early stage of water treatment.

In recognition of the significant planned investment in the building renovations and capital equipment, as well as projected new employment, it was MOVED by Condon and
SECONDED that the City approve a standard use tax rebate agreement not to exceed the Charter imposed limit of $25,000. The motion passed unanimously.

B. 2014 Work Plan: Commission members discussed the 2014 Work Plan with the following outcomes:

- Staff reported on the September 9, 2014 networking event in conjunction with the CSM career days recruiting event. Edcomm members will plan to attend as available. Staff will send out the invitations to the local guest companies identified by EDComm.

- In terms of EDComm’s education work element there was a general program discussion and an inquiry as to the status of the request for the Golden High School Student Leadership Conference this fall. Condon noted that the faculty person associated with the project moved on to another position, and that she would find out who the new contact person is.

- In terms of the marketing element of the work plan, Glueck reported that he is seeking a go-ahead from Spyderco for the next business profile story, now that their expansion is underway.

- In terms of the innovation work element, the Jeffco Innovation Faire is still on schedule for September 12th and 13th.

C. COMMUNICATIONS

a. GURA: Colacci reported on the most recent meeting. A sign grant was approved for the new 5 Star Bakery on 12th Street west of Washington Avenue. Colacci highlighted the August 14th City Council decision on the cash in lieu request for development of GURA’s two lots along Jackson Street. GURA also discussed the Colfax URA plan and proposed improvement projects for Miners Alley and Washington Avenue from 14th to 16th Streets.

a. Prospect Report: Glueck mentioned new businesses expressing interest in the Coors Tech Business Park area.

c. Chamber of Commerce: Condon reported many recent and upcoming summer events. The most significant near term event will be the Fine Arts Festival this weekend.

d. Visit Golden: Doane reported that Visit Golden is in the process of soliciting proposals for creative services to develop the 2015/2016 campaign, as well as the progress of the new meetings and convention sub-committee.

e. General Comments: Glueck mentioned the general updates in the packet memo.
6. **AGENDA/ SCHEDULE**

The next commission meeting is September 9, 2014.

Condon MOVED and it was SECONDED to adjourn at 8:20 p.m. The motion passed unanimously.

______________________________
Paula Reed, Chair
Mr. Steve Gleuck  
Community and Economic Development Director  
City of Golden  
911 10th Street  
Golden, CO 80401  

Subject: WRT New Facility  

Dear Mr. Glueck,  

WRT, LLC is planning to construct a new media production facility in the Coors Technology Center in the City of Golden. This is our first facility in Golden, and request you consider WRT for the Use Tax Rebate for Primary Employers, as well as any other incentives that may apply.  

We look forward to completing our new facility and becoming part of the City of Golden.  

Respectfully,  

Michael Dimitriou  
President  
WRT, LLC  

FROM SOURCE TO SOLUTION™  

Water Remediation Technology, LLC  
5525 W. 56th Avenue, Suite 100, Arvada, Colorado 80002 • tel 303.424.5355 • fax 303.425.7497  
email: info@wrt.net.com • web: www.wrt.net.com
August 22, 2014

Mr. Steve Glueck
Director of Planning and Development
City of Golden
911-10th St.
Golden, Co 80401

Re: CTC LLLP, LOT 20 B2

Dear Steve,

As a follow up to our correspondence related to payment of the Economic Incentive/Permit rebate on SpeeCo’s new office location at 16025 Table Mountain Parkway Suite #3, I am providing the information requested. Please let me know if there is anything else you need from us to process this request. I am attaching the Certificate of Occupancy for our new location for you records.

- Square footage of the building=28,768 sq. ft.
- SpeeCo portion= 13,742 rentable sq. ft.
- Building owner- Lot 20 B2 CTC LLLP
- # of employees=33
- Is there another tenant in the building-pending
- % of building/valuation related to SpeeCo space=47.77%

Thank you Steve for your assistance in this matter. Please contact me with any questions.

Best Regards,

[Signature]
Jim Barrett
Dear Economic Development Commissioners,

Thank you for allowing the Golden High School Student Council to come to your meeting to discuss our fall leadership conference with you and request your support. We are excited to be the first Jefferson County high school to host this event and we look forward to setting the bar high and representing our community well. We would like to ask the Economic Development Commission for their sponsorship in the amount of $2,000. We would like to use the sponsorship toward funding the keynote speaker that is coming to our conference, his name is Ryan Porter from Canada.

We also appreciate the additional resources for potential funding opportunities you offered our group and we will be making contact with those organizations soon. In addition we appreciate the support you are offering to our high school and your promotion of student leadership. We know this will be a great event for our school and for the Golden community.

We also apologize for the untimely manner that we responded to your request as we had a change in our advisor and have been in the process of redefining responsibilities. We hope that you are still willing to contribute and work with us. Attached is a budget we are still in the process of completing, but estimate costs of the conference to be around $10,000, so your contribution is incredibly appreciated.

Thank you again,

Andrew Wise  
Senior Class President  
Fall Conference Committee Liaison

Sam Starkey  
Student Body President  
Fall Conference Committee Chair

Lisa Deal  
Student Council Sponsor
# Student Government Fall Leadership Conference

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<th>Projected cost</th>
<th>Actual Cost</th>
<th>CHSAA Contribution</th>
<th>StudCo Cost</th>
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<td>Buses</td>
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## Sponsors/revenue

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<th>Sponsors/revenue</th>
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<td>Ride the Rockies</td>
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# Economic Development Commission 2014 Budget

September 5, 2014

## REVENUES

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<td>Available balance</td>
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## EXPENDITURES

### General/ Admin

- Jefferson Bus Res Cntr: $10,000
- Best Sponsorship: $300
- JEC Awards Breakfast: $300

### 1. Recruit/grow/retain

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<tr>
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<td>Misc attraction costs</td>
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### 3. Market Golden and CO

- PR Strategy/template: $255

### 4. Educate and train

- Islem sponsorship:
  - Discovery Tech: $1,000
  - Scholarship/ contest: $9,000
  - Workforce collaboration: $1,000

### 5. Innovation and Start-ups

- Rockies VC sponsor: $500
- Innovation scholarships:
  - Jeffco Innovators: $300
  - Innosphere: $3,000
  - Innovation Fair: $1,000

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**Subtotal** | $37,695 | $22,645 |

**Reserves** | $2,305 | |