



Colorado Economic Development Commission

Department of Local Affairs

1625 Broadway, Suite 1710  
Denver, Colorado 80202

(303) 892-3840  
(303) 892-3725 fax  
1-800-659-2656 TDD

February 2, 1998

Members of the Sixty-First General Assembly:

On behalf of the Colorado Economic Development Commission, I am pleased to present you with the commission's Activity Report for 1997. The report contains information on projects supported by the EDC over the past year as well as the status of initiatives funded in 1996.

With the new role and responsibilities resulting from the passage of S.B. 96-193, the EDC continued to focus on revamping the enterprise zone program. I would direct your attention to the pages listing the EDC's decision on enterprise zone boundary changes, as required by the statute.

We welcome your comments on the report and on our efforts to retain and create quality jobs throughout the state. On behalf of the commission, I want to thank members of the General Assembly for your ongoing support and guidance.

Sincerely,

Odell Barly  
Chairman

LEGISLATIVE COUNCIL LIBRARY  
648 STATE CAPITOL BUILDING  
DENVER, COLORADO 80203-1784

---

---

## COMMISSION MEMBERS

### CHAIRMAN

Odell Barry  
Barry & Associates, Inc. Real Estate  
Northglenn

John Dill  
Office of Economic Development  
Denver

Jan Gehlhausen  
Mayor  
Lamar

Larry Kallenberger  
Department of Local Affairs  
Denver

James A. Kenyon  
MAG, Inc.  
Pueblo

Richard L. Monfort  
Greeley

Dick Robinson  
Robinson Dairy  
Denver

Joseph H. Skinner  
Norwest Bank CO, N.A.  
Grand Junction

Ken Sparks  
Sparks & Dix, P.C.  
Colorado Springs

**PROJECTS FUNDED BY THE ECONOMIC DEVELOPMENT COMMISSION IN 1997**

<b>PROJECT</b>	<b>AREA</b>	<b>EDC \$</b>	<b>OTHER \$/ SOURCE</b>	<b>STATUS</b>
Sun Microsystems	Broomfield	300,000/ yr for 4 yrs. (1.2 million)*	5 million/City of Broomfield 400,000/Customized Training	Contracted
Alliant Food Services	Englewood	37,500*	37,500/Arapahoe County 16,000/Customized Training	Pending
Deflecta Shield	Aurora	500,000*	250,000/City of Aurora 250,000 Aurora Pub. Schools 90,000 Adams County	Pending
Scaled Technology Works	Montrose	270,000	150,000/Montrose EDC 270,000/Customized Training 65,000/City of Montrose	Pending
AGFS: Salad Processing	Montezuma County	15,000	15,000/Local sources	Contracted
AGFS: Edamame Beans	Longmont	15,000	15,000/Local sources	Contracted
AGFS: Kitchen Incubator	Mesa County	14,550	14,550/Local sources	Contracted
Ag Domestic Trade Show	Statewide	10,000		Contracted
MPTV Marketing	Statewide	65,000		Contracted
Adams County EZ Marketing	Adams County	10,000	10,000/EZ	Contracted
Arapahoe County EZ Marketing	Arapahoe County	7,000	7,000/EZ	Contracted
Denver EZ Marketing	Denver	10,000	10,000/EZ	Contracted
East Central EZ Marketing	Multi County	20,000	20,000/EZ	Contracted
El Paso County EZ Marketing	El Paso County	7,000	7,000/EZ	Contracted

\*denotes loan or loan/grant combination

**PROJECTS FUNDED BY THE ECONOMIC DEVELOPMENT COMMISSION IN 1997**

<b>PROJECT</b>	<b>AREA</b>	<b>EDC \$</b>	<b>OTHER \$/ SOURCE</b>	<b>STATUS</b>
Greeley/Weld County EZ Marketing	Weld County	10,000	10,000/EZ	Contracted
Huerfano/Las Animas EZ Marketing	Multi County	20,000	20,000/EZ	Contracted
Jefferson County EZ Marketing	Jefferson County	7,000	7,000/EZ	Contracted
Larimer County EZ Marketing	Multi County	7,000	7,000/EZ	Contracted
Mesa County EZ Marketing	Mesa County	20,000	20,000/EZ	Contracted
Northeast COG EZ Marketing	Multi County	20,000	20,000/EZ	Contracted
AGNC EZ Marketing	Multi County	20,000	20,000/EZ	Contracted
Pueblo County EZ Marketing	Pueblo County	10,000	10,000/EZ	Contracted
Region 10 LEAP	Multi County	20,000	20,000/EZ	Contracted
San Luis/Upper Ark. EZ Marketing	Multi County	20,000	20,000/EZ	Contracted
Southeast EZ Marketing	Multi County	20,000	20,000/EZ	Contracted
Region 9 ED District	Multi County	20,000	20,000/EZ	Contracted
Enterprise Zone Trade Show Marketing	Multi zone	30,000		Contracted
Colorado Credit Reserve	Statewide	250,000		Contracted

\*denotes loan or loan/grant combination

**PROJECTS FUNDED BY THE ECONOMIC DEVELOPMENT COMMISSION IN 1997**

<b>PROJECT</b>	<b>AREA</b>	<b>EDC \$</b>	<b>OTHER \$/ SOURCE</b>	<b>STATUS</b>
Defense Conversion: Colorado Springs Retention and Enhancement Project	Colorado Springs	50,000	50,000/Local sources	Contracted
Defense Conversion: Lowry Redevelopment Authority	Aurora	16,110	16,110/Local sources	Contracted
Defense Conversion: Project Management Alliance	Longmont	50,000	56,000/Mfg. Sciences Corp.	Pending
Defense Conversion: Fitzsimons Redevelopment Authority	Aurora	50,000	50,000/Fitzsimons 21,000/Aurora	Pending
Minority Business Summit	Statewide	15,000	13,000/local sponsors	Contracted
Fort Collins Virtual Incubator	Ft. Collins	45,000	15,000/City of Fort Collins 15,000/Private Sector 15,000/CSU	Pending
Economic and Fiscal Impact Model	Statewide	16,000	21,000/Public Service Co.	Pending

\*denotes loan or loan/grant combination

## INTRODUCTION

As directed by S.B. 96-193, the EDC continued to focus on the state's Enterprise Zone program during 1997. The commission heard presentations from representatives of affected zones about changes in local economic conditions. The EDC also continued to review and act on proposed Enterprise Zone contribution projects.

As required by statute, the EDC is hereby reporting its decisions concerning zone boundary terminations and additions to the General Assembly:

- Those portions of Enterprise Zones listed in this report as "**EDC Enterprise Zone Termination Decisions**" will be terminated as state Enterprise Zones. The commission determined that they no longer meet the standards for economic distress, based upon improved economic conditions.
- In addition, pursuant to statute, the EDC has approved the designation of other qualifying distressed areas as new parts of Enterprise Zones. These are listed in the report as "**EDC Enterprise Zone Boundary Addition Decisions.**"

The EDC has set July 1, 1998, as the effective date of all these changes. As provided by the statute, taxpayers in terminated areas who had made business planning decisions in reliance on the availability of Enterprise Zone tax credits may apply for a five-year transition period.

Commission members and staff also worked closely with BBC Research & Consulting, the firm selected to perform an economic development strategic planning study as required by S.B. 96-193. The report, which was released on March 1, 1997, included a competitive benchmarking analysis, an assessment of long-term economic development goals and strategies, and recommendations to the Governor and the General Assembly on policies concerning the state's business climate, as well as on areas needing additional study. The study concluded that the Colorado FIRST and Existing Industries customized job training program is one of the state's most valuable economic development tools, invests in providing a quality workforce and should receive additional funding. It also acknowledged that the Enterprise Zone program should be refined, but recommended that a targeted state tax incentive program be continued as an important ingredient for a long-term robust economy. Such a program must meet two objectives: assisting distressed areas, and keeping Colorado communities competitive with other states in retaining and attracting high quality jobs.

Retention/expansion projects funded by the EDC included Alliant Food Services in Englewood and Deflecta Shield in Aurora. The largest single project supported by the commission since its creation in 1987 was Sun Microsystems in Broomfield, which will

create approximately 4,000 high wage jobs over a period of four years. Agricultural feasibility studies and defense conversion/retention projects continued to receive support, as did small business activities, such as the Colorado Credit Reserve program. Special projects which received funding were the Minority Business and Community Summit and Economic & Fiscal Impact Model.

Due to the flexible nature of the EDC's statute and funding, the commission continues to support a variety of projects and programs throughout the state and to respond quickly to support changing circumstances and needs. As economic conditions offer new and sometimes unexpected challenges, the Economic Development Commission, with continued support from the General Assembly, will respond to these challenges. The commission looks forward to continuing to work with the Governor and the General Assembly in 1998 to meet these challenges and to sustain Colorado's economic strength and vitality.

## **New Initiatives: Projects Funded by the EDC in 1997**

During 1997, the EDC worked with the Office of Business Development, other state agencies, local governments, economic developers and companies to support a variety of business ventures and economic development activities throughout the state. By providing funding for agricultural projects and statewide Enterprise Zone programs, the commission supported rural communities. Additionally, the EDC provided assistance for marketing projects and special activities designed to reinforce Colorado's positive image and business climate.

**Goal I: To encourage, promote and stimulate economic development in all regions of the state.**

**Objective A: In cooperation with state, local and private entities, develop incentive packages to help existing companies expand and new companies locate in the state.**

- 1. Sun Microsystems, Broomfield** - This company, one of the leading suppliers of network computing products in the nation, is expanding its business operations throughout the United States. Sun announced an agreement to purchase property at the Interlocken Business Park for a research and development site. At full build-out of Phase I and Phase II (of a 3 phased project), the mountain states expansion will comprise approximately 1,100,000 sq. ft of research, development and office space to support 4,000 new employees to be phased in over four years. The projected capital investment for Phases I and II is \$204 million. Average wages for the new jobs will be \$72,000/year. As part of an overall incentive package, the EDC committed \$1.2 million as a performance-based grant to be disbursed over a four-year period. The City of Broomfield has committed up to \$5 million in incentives, and the Office of Business Development (OBD) has committed \$1.6 million in customized job training funds over four years.
- 2. Alliant Food Services, Englewood** - This broad-line food distributor with 39 distribution centers, including Denver is expanding its existing facility. The company will expand their existing 240,000 sq. ft. facility by an additional 100,000 sq. ft. Alliant currently employs 440 people in Englewood and expects to grow to 495 by the year 2000. The Englewood facility serves Colorado, western Wyoming, Nebraska, South Dakota, Montana and northern New Mexico. Alliant's capital investment is valued at \$6.5 million. The company anticipates hiring 55 employees over the next five years at an



hourly wage of \$15. To assist with expansion costs, the EDC approved a \$37,500 two-year forgivable loan if performance measures are met. In addition, Arapahoe County has committed \$37,500, and OBD has committed \$16,000 in customized job training funds.

- 3. Deflecta Shield, Aurora** - This company, which manufactures and markets accessory products used in the automotive industry, is in the process of finalizing efforts to consolidate the majority of its national operations into one location. One of the alternatives being considered is expanding its Colorado operation and retaining the company's Autotron facility within the state. Autotron Division serves as a major supplier for the Chrysler Corp. and currently employs over 100. In addition, Deflecta Shield anticipates creating an additional 228 full-time jobs over the next five years with average salaries of \$30,000/year. The company estimates a capital investment of over \$13 million at the site under consideration in Aurora. As part of an overall incentive package, the EDC approved a \$250,000 loan and a \$250,000 interest subsidy based on the retention of 100 existing jobs and the creation of 228 new jobs over five years. The City of Aurora has committed \$250,000, the Aurora Public Schools have committed \$250,000 and Adams County has committed \$90,000.

**Objective B: Identify and support specific programs and activities to assist the economies of rural areas of the state.**

- 1. Scaled Technology Works, Montrose** - In 1993, the EDC approved an award of \$125,000 (\$70,000 grant and a \$55,000 loan) to assist Montrose in attracting Scaled Composites, Inc. to the Aerospace Research Park. The company is building a new plant which will manufacture jet components. The facility is expected to create 96 additional jobs with average salaries of \$35,000/year for a total of 135 new jobs in Montrose. Company and local representatives presented a request to the commission for an additional \$145,000, bringing the total award to \$270,000. The commission approved up to \$270,000 as a performance-based grant to the parent company of Scaled Technology Works. In addition, Montrose EDC has committed \$150,000, OBD has committed \$270,000 in job training funds, and the City of Montrose is committing \$65,000.
- 2. Agricultural Feasibility Studies, Statewide** - The EDC provided a \$45,000 grant to the Department of Agriculture for the Agricultural Feasibility Studies. EDC funds are matched by local sources and are used to conduct feasibility studies on various locally grown crops and manufactured products. This program enables the commission to support rural areas of the state. To date, the following studies have been approved:

- A. **Salad Processing Study, Montezuma County** - The purpose of this study is to determine the feasibility of sorting, cleaning and packaging 1,000 5 ounce bags of specialty salad mix. Additionally, test plots of salad greens will be grown with continuous monitoring and documentation to determine if these products will yield the quantity and quality necessary to support a processing facility. This study is being funded by \$15,000 of EDC and \$15,000 from local sources.
  - B. **Edamame Bean Processing Study, Longmont** - This study is being funded by \$15,000 from EDC and \$15,000 from local sources. The purpose of this study is to determine the feasibility of using a modified wheat head harvester to harvest edamame beans. The beans will be planted, harvested and processed using different methods and mechanical remodification.
  - C. **Community Kitchen, Mesa County** - The purpose of this study is to determine the feasibility of providing a permanent, affordable kitchen incubator facility for individuals interested in manufacturing food products on the western slope. This study is being funded by \$14,550 of EDC and \$14,550 from local sources.
3. **Agricultural Domestic Trade Show, Statewide** - The Department of Agriculture presented a request for \$20,000 over a two-year period to fund the Agricultural Domestic Trade Show. Funds are used to help cover booth costs for small companies attending domestic trade shows. Each company is awarded up to \$500 which enables them to attend the shows. To continue providing assistance to small companies, the EDC approved \$10,000 per year for two years.

**Goal II: To oversee the statewide economic development marketing program and to support additional activities/events which promote the state.**

**Objective A: Produce marketing materials to support ongoing business development efforts.**

- 1. **Motion Picture and Television Commission Marketing, Statewide** - The film commission reallocated \$24,000 of its FY 96 marketing award toward Locations '97. Locations is the only trade show designed specifically for film commissions staff to reach producers, directors and other decision makers in the film industry. In addition, the EDC provided funding in the amount of \$20,000 for FY 97-98 activities and \$45,000 for FY 98-99 activities. These include: development of customized photo folders with statewide maps on the cover; informational brochures regarding MPTV services; enhancing the

film commission's web page and presence on the Internet; production of MPTV's primary marketing piece, the signature Colorado Film Commission baseball cap, for distribution at the annual Locations trade show; and an advertising campaign to promote Colorado as the site selected by the Association of Film Commissioners International to host the 1998 Cineposium conference. Representatives from 270 film commissions throughout the world will attend, with industry media present to provide international coverage.

**Objective B: Assist Enterprise Zones to develop individual marketing strategies and cooperative programs between zones and provide matching funds for implementation.**

Sixteen economically distressed urban and rural areas have been designated as state enterprise zones to provide special state tax incentives to encourage job creation and private investment in these areas. For an area to use these special incentives successfully, it must let businesses, both existing and prospective new ones, know about the area's zone status. To assist Colorado's zones capitalize on this opportunity, the commission again provided funds to help implement individual enterprise zone marketing plans.

In 1997, the commission allocated a total of \$278,000 to enterprise zones for the continuation and expansion of their marketing activities. Of the total, \$30,000 was set aside to support continuation of a multi-zone trade show marketing program. This portion of the grant does not require local matching funds, but participating zones share in the costs. The remaining \$248,000 was divided among the zones in matching grants based on evaluation of local proposals.

Marketing activities undertaken by the zones fell into the following general categories:

- 1. Publicizing enterprise zone benefits** - Zones have attempted to increase the awareness of zone benefits by local businesses through local media, industry and professional association publications, direct mail, and publishing zone newsletters and updated brochures. Most zones held seminars in communities within the zone, in conjunction with local tax professionals and state agency staff, to explain zone benefits.
- 2. Supporting existing zone businesses** - Zones conducted surveys to identify and assist existing companies with expansion potential within the zone; supported local small business incubators' recruitment and publicity programs; promoted special events and other promotions to increase business activity in downtown sections of the zone, and conducted market research to support local

business prospects. To encourage spending in local economies as well as to publicize their areas, several zones are supporting regional film commissions to increase motion picture and television film production in their regions.

**3. Business recruitment** - All zones coordinate closely with the major community and economic development organizations within their zone. The zones assisted these organizations to produce updated targeted advertising, direct mail and other business recruitment campaigns for their economic development organizations.

**4. Rural tourism development** - Many of the rural zones' marketing plans attempt to increase spending by visitors to their region. Simultaneously, they seek to convert familiarity with their area as a result of tourism contacts into business location prospects. They supported publications, brochures and magazines which feature the zones' tourist attractions as well as their business development opportunities. Some of these zones also produced video and brochure displays for use at regional airports to inform visitors about business opportunities in the zone.

#### **Objective C: Develop and support special projects and activities.**

**1. Colorado Credit Reserve, Statewide** - The Colorado Credit Reserve Program (CCR), administered by CHFA, was funded by the EDC in 1993. CCR is a pooled loan reserve program which allows for the creation and growth of a reserve account established at participating private lenders. The program fills a financing gap for small businesses by providing a risk sharing vehicle for working capital and lines of credit that the Small Business Administration doesn't address. The EDC's original grant of \$150,000 has resulted in a 32:1 leveraging ratio. CCR currently has 165 loans totaling almost \$5 million. Businesses registered in the program have created and retained over 1,444 jobs in Colorado. Since inception, 60 percent of the loans have been made to women and minority-owned businesses. The addition of new banks into the program and increased marketing have created a higher level of demand, resulting in the need for additional funding. To assist with continuation of this program, the commission approved a \$250,000 grant.

**2. Defense Conversion, Statewide** - In FY 1994, the JBC included a footnote in the Long Bill requiring the EDC to allocate up to \$500,000 for defense initiatives in various regions of the state to retrain employees, create new jobs or help supplier businesses. Since the original footnote, the JBC has authorized the commission to continue to fund these projects if it so chooses. The state's Defense Conversion and Retention Council solicits applications, screens applicants and forwards its recommendations to the EDC for

approval. Based upon these recommendations, the EDC approved the following projects:

- A. Colorado Springs Retention and Enhancement Project, Colorado Springs** - The Colorado Springs Chamber of Commerce requested and received approval for a \$50,000 grant to help retain and enhance the numerous military facilities in the Pikes Peak region through close community cooperation with the military. The Chamber's support of the project is approximately \$156,000. These activities include: a commitment by the Army to permanently establish an Army Space Command Center either at Fort Carson or Peterson AFB; creation of buffer zones and local ordinances to protect these zones around military facilities; construction of a railroad staging area at Fort Carson for the rapid deployment of equipment to ports for overseas transport; and monitoring the housing privatization project for Fort Carson.
- B. Lowry Redevelopment Authority Web Site, Aurora** - The Lowry Redevelopment Authority (LRA) manages the redevelopment of Lowry AFB on behalf of the cities in Denver and Aurora. LRA is working to create a mixed use, master-planned community and is implementing infrastructure upgrades paid for by a \$33 million bond issue along with a grant from the U.S. Economic Development Administration, state and local dollars. The web site project is being implemented in order to accelerate ongoing job creation, economic development and marketing activities. It consists of planning, creating content, publishing and maintaining a web site on the Internet for LRA. The site supports graphics and database searches as well as providing general information about the authority and the planning process. The site also provides access to specific users, including CCCOES, federal users, the cities of Denver and Aurora and the state. Links will be established to builders, schools and developers. The EDC committed \$16,110 to the project which was matched by Lowry Redevelopment Authority.
- C. Project Management Alliance, Longmont** - Project Management Alliance is a Colorado-based company founded by former defense and energy employees with the primary objective of transferring governmental project knowledge and expertise to the private sector. The project will demonstrate the commercial viability of PMA's inventory control and accountability system as it applies to the Resource Conservation and Recovery Act's requirements for hazardous waste management. PMA currently supports both public and private business concerns at Rocky Flats. The company has

identified a business opportunity which will expand and diversify its base and provide additional public/private sector opportunities. PMA requested a \$50,000 grant to pilot a program that would automate its control system and reduce operating costs. The pilot will create two new jobs within the first year and an additional 46 jobs will be created within three years if the pilot proves successful. To assist with piloting a program, the EDC approved a \$50,000 grant, and Manufacturing Sciences Corp., the site corporation for the pilot project, has committed \$56,000.

**D. Fitzsimons Redevelopment Authority, Aurora** - Fitzsimons Redevelopment Authority requested a \$50,000 grant to assist with performing required improvements to approximately 6,000 square feet of laboratory/office space at Fitzsimons. This project will create a 160-acre bioscience research park and enable two private companies to locate in the research park. The companies occupying this space will provide immediate employment for 15 individuals; the ultimate employment for the research park is estimated to be 2,000. The commission provided a \$50,000 grant to assist in the development of the bioscience research park. Funds were matched with \$50,000 from Fitzsimons and \$21,000 from the City of Aurora.

- 3. Minority Business and Community Summit, Statewide** - The purpose of the summit was to bring together over 100 minority business leaders to develop an economic agenda that addresses major economic issues and trends affecting Colorado's minority business community and minority neighborhoods. Additionally, the summit provided participants with the information and tools to effectively access decision making processes and facilitate their informed participation in economic development projects throughout the state. The EDC provided \$15,000 and local sponsors provided over \$13,000 to host this event.
- 4. Fort Collins Virtual Incubator, Fort Collins** - The EDC provided a \$45,000 grant for one year to be used as a pilot to fund the Fort Collins Virtual Business Incubator. The incubator is expected to provide a positive climate for the creation and expansion of new and existing high-tech manufacturing businesses in northern Colorado and in the transfer of innovative technologies from the private sector and CSU to the marketplace. Other sources of funding commitments include the City of Fort Collins \$15,000, Private Sector \$15,000, and Colorado State University \$15,000.

5. **Economic and Fiscal Impact Model, Statewide** - The commission committed up to \$16,000 as a grant to support customizing an economic and fiscal impact model developed by Arthur Andersen Company. The Economic Developers Council of Colorado (EDCC) and Public Service Company of Colorado's Economic Development Division had been searching for a user-friendly model that could be utilized by state, regional and local economic development agencies to analyze the economic and fiscal impacts of economic development projects within their communities. This model analyzes both the costs of providing government services to a new employer and new residents, as well as the economic benefits to the community and tax revenues from a new employer and its employees. When public incentives are given, this model will provide a return on investment calculation for those incentives. However, because of several unique Colorado variables, the model does not produce accurate projections of certain types of revenues. EDC funds will be used to adjust the Arthur Andersen model for such functional discrepancies, including revising fields for personal property tax, assessment ratios, personal income tax rate and other inputs. The model will be customized for Colorado, including review of each model component and the development of statewide guidelines. Funding will also provide for the establishment of a training process to assist in effective utilization of the model. Public Service has committed \$21,000 for the project.

#### **Status of Projects Funded by the EDC in 1996**

##### **Business Expansion/Location Projects Funded in 1996**

1. **Adaptec, Inc., Longmont** - Based in California, Adaptec, Inc. is one of the fastest growing manufacturers of small computer system interface products in the nation. In 1996, Adaptec selected Longmont as the site for a major expansion of its R&D facilities. As part of an overall incentive package, the EDC approved a \$500,000 award in support of Adaptec's expansion project. The EDC award was structured with a \$250,000 low-interest loan, and a \$250,000 performance-based grant. At full build out, Adaptec will employ approximately 1,500 employees with average salaries of \$50,000. Currently, the EDC award is pending completion of the formal contract process.
2. **Western Union, Douglas County** - Western Union is a wholly-owned subsidiary of one of the nation's leading information processing and communication service companies. In March 1996, the company announced plans to consolidate its corporate headquarters and move the facility to Colorado. As part of an overall incentive package, the EDC agreed to provide a \$250,000 interest-free loan for three years, combined with a

\$125,000 grant to help offset costs associated with the relocation of the company's headquarters to Colorado. The company has committed to making a capital investment of at least \$40,000,000 and expects to create up to 300 new positions over a three-year period. As of January 1998, the company had selected the Meridian Business Center in Douglas County as the location for its headquarters.

3. **Ragsdale Machinery, Arapahoe County** - Ragsdale Machinery is an existing Colorado business that manufactures large pieces of precision equipment used in the packaging industry. The company outgrew its manufacturing facility and was unable to expand at its previous location. In an effort to retain 165 manufacturing jobs with average annual salaries of \$40,000, the EDC approved a \$150,000 interest rate buy-down. Ragsdale selected a site in Arapahoe County that can accommodate construction of a 100,000 sq. ft. build-to-suit facility with room to expand. The new facility was completed during the first quarter of 1997, with a capital investment of approximately \$8 million dollars.

#### **Projects in Rural Areas Funded in 1996**

1. **Agricultural Feasibility Studies, Statewide** - The commission provided matching funds for the following studies:
  - A. **Kosher/Organic Meat, San Luis Valley** - The purpose of this study was to determine the feasibility of processing and marketing meat products certified as kosher, organic, and low in fat and cholesterol. This study was funded by \$12,000 of EDC funds and \$12,000 from local sources. Upon completion of the study, some issues needed to be addressed such as shipping, cooling and meat cuts. The meat processor will work with recipients to make improvements. Overall, this study proved to be feasible.
  - B. **Garbanzo Beans, Dolores County** - This study was undertaken to determine the feasibility of processing and packaging of garbanzo beans in dry form for repackers, canners, and dip/spread processors. This study was funded by \$10,000 of EDC funds and \$10,000 from local sources and was deemed feasible. The area is well suited for production of high quality garbanzo beans and processing operations can accommodate the product.



- C. **Edamame Soy Beans, Longmont** - This study was designed to determine the feasibility of processing and freezing methods to maintain a quality soy bean product. In addition, the grant was used to establish the best field production method including seed, cultivation, and harvesting. The study was funded by \$10,000 of EDC funds and \$10,000 from local sources, and determined that this is a viable industry in the state. Yields and economic returns are sufficient to interest producers from the Front Range and in the Arkansas and Grand Valleys.
  
- D. **Frozen Chile Peppers, Southern Colorado** -This study was to determine the feasibility of processing and freezing fire-roasted, Pueblo and Anaheim green chile peppers. The study was funded by \$8,000 of EDC funds and \$8,000 from local sources. Based upon the study, the project proved feasible. Over 500,000 pounds of chiles were processed and roasted. The company is now focusing on selling and marketing products and developing a plan for next year's crop.
  
- E. **Wool Study, Routt County** -This study was to determine the feasibility of marketing a "branded" wool blanket and other similar wool products made from Colorado wool to the ski areas, skiers and tourists. The study was funded by \$5,000 of EDC funds and \$5,000 from local sources. Growers in the area are supportive of continuing to raise the raw product, as long as it remains profitable. However, the growers may not be willing to sign long-term contracts to sell blankets or sell to one group or individual. Steamboat Springs has agreed to support this project although no site plans, buildings or other large equipment are planned for the future.

#### **Special Events & Activities Funded in 1996**

- 1. **Tourism Board, Statewide** - The commission provided \$422,500 to the Tourism Board to print Colorado maps and to support costs associated with responding to mail and the 1-800 Colorado line requests for tourism information.
  
- 2. **Economic Development Strategic Plan, Statewide** - Legislation from the 1996 session required the commission to hire a private consultant to develop a state economic development plan. Through the Request for Proposal process, BBC Research & Consulting was selected to conduct the strategic planning study which was completed on March 1, 1997. The completed study assesses long term economic development goals and strategies for

the state. It provides recommendations to the Governor and the General Assembly on policies concerning the state's business climate, as well as on areas that need additional study. The study also recommends that a targeted state tax incentive program be continued as an important ingredient for a long term robust economy. Copies of the plan were provided to the Governor and members of the General Assembly.

## **EDC Enterprise Zone Termination Decisions, Effective July 1, 1998\***

### **Adams County Enterprise Zone:**

- Unincorporated portion of Census Tract 85.14 (area east of So. Platte River between Commerce City and Brighton);
- Aurora - Centretech/Bristol Pointe business parks and vicinity; I-70 corridor east of I-225 and north of Colfax;
- Commerce City - area east of Highway 2 and north of 96th Ave.;
- Northglenn industrial park;
- Thornton - Eastlake area; urban renewal area southwest of intersection of I-25 and 88th Av.

### **Denver Enterprise Zone:**

- Lower and upper downtown (Speer/Colfax/Broadway/20th Street/Platte River);
- Speer E. of Lincoln St.;
- Lincoln/Ohio Av. block.

### **East Central Rural Enterprise Zone:**

- Highway 86 right of way between Kiowa and Elizabeth except for specific commercial/industrial zoned areas as identified by zone.

### **El Paso County Enterprise Zone:**

- Tri-Lakes zone areas;
- Northgate Business Area;
- Fairlane Technology Park;
- Briargate Business Area.

### **Greeley/Weld County Enterprise Zone:**

- Dacono;
- unincorporated Del Camino area;
- Eaton;
- Erie: corridor along County Line Road south of Austin Industrial Park;
- Evans;
- Frederick: Areas on west side of I-25 (Indian Peaks Industrial Park, Frederick Business Commons; Futura Business Park/Hwy 52 interchange).
- Johnstown: Territory south of WCR 46½/Little Thompson River.
- Mead: Areas north and south of old town (leaving pre-1990 CJK Annexation in), including I-25/Hwy 66 interchange.
- West Greeley HP and Tri-Pointe business parks;
- Windsor;
- minor adjustments as proposed in the zone plan in Ault, Fort Lupton, Gilcrest, Greeley, Hudson, Keenesburg, Kersey, Milliken, and Platteville.

### **Jefferson County Enterprise Zone:**

- Lakewood - Westland Town Center and 1881 Pierce St.;
- Unincorporated - Fairmount industrial area (44th Avenue, Indiana to McIntyre & vicinity).

**Larimer County Enterprise Zone:**

- Loveland - site at Highway 34 and Boyd Lake Drive.

**Mesa County Enterprise Zone:**

- Palisade - residential & agricultural areas near downtown;
- Grand Junction - Foresight industrial park and area directly south, except UTEC/business incubator; El Poso area; I-70B/28 Road-28¼ Road;
- Airport - selected areas;
- Unincorporated - approx. 400 acres @ 33 ¾ Road - 35 Road.

**Northwest Rural Enterprise Zone:**

- Carbondale;
- Glenwood Springs and unincorporated Garfield County east of Town of Newcastle;
- Gypsum and west Eagle County section of zone;
- Steamboat municipality and resort area.

**Region 10 Rural Enterprise Zone:**

- Telluride;
- Crested Butte.

**San Luis/Upper Arkansas Rural Enterprise Zone:**

- Custer County.

**Southwest Rural Enterprise Zone:**

- Areas of Durango and La Plata County as identified by zone.

\* Area descriptions are general; exact boundaries as described in zone development plans and EDC documentation.

## **EDC Enterprise Zone Boundary Addition Decisions, Effective July 1, 1998\***

### **Adams County Enterprise Zone**

- *Arvada*: approximately 3 blocks, W. 61st Avenue east of Sheridan Blvd.
- *Aurora*: Fitzsimons Army Hospital redevelopment site.
- *Bennett*: land adjoining the existing Bennett portion of the zone on the edges of town.
- *Commerce City*: Former Rocky Mountain Arsenal property which is to be conveyed to the city.
- *Federal Heights*: Light industrial sites, near W. 88th Avenue east of Federal, W. 84th Avenue and Zuni Street.
- *Northglenn*: Northglenn Mall area, 104th Avenue and I-25 vicinity.

### **Arapahoe County Enterprise Zone**

- *Englewood*: South Broadway, south of the existing zone; Cinderella City redevelopment site.
- *Sheridan*: West side of S. Federal Blvd., including U.S. 285 frontage

### **Denver Enterprise Zone**

- Distressed neighborhood commercial areas: S. Federal to Mississippi; S. Quivas St./W. Florida Avenue area; N. Federal to W. 29th Av.; W. 38th/Tejon - 46th/Shoshone vicinity; East Colfax corridor to York St.; E. 35th Ave./Elm St. - Monaco vicinity
- Lowry Air Force Base redevelopment site (including the Aurora section of Lowry)
- Montbello industrial area north of I-70 east of Peoria St. to Chambers St.

### **East Central Enterprise Zone**

- Small commercially-zoned parcels adjacent to Hwy 86 between Kiowa and Elizabeth in Elbert County.

### **El Paso County Enterprise Zone**

- Industrial site, 2833 E. Fountain Blvd.

### **Greeley/Weld County Enterprise Zone**

- Small distressed areas previously excluded from zone in communities throughout the zone.

### **Jefferson County Enterprise Zone**

- *Arvada*: Industrial areas in vicinity of I-70 and Yarrow/Dudley Streets; former Ridge Home redevelopment property; Rocky Flats industrial highway frontage (State Hwys 72/93)
- *Lakewood*: Villa Italia Center and adjacent areas on Wadsworth; Sheridan, and Alameda.
- *Wheat Ridge*: Industrial areas in vicinity of 49th Avenue, Garrison/Independence Streets.

### **Larimer County Enterprise Zone**

- *Loveland*: Area around old sugar plant; former industrial area SW of old downtown zone area.

### **Mesa County Enterprise Zone**

- *DeBeque, Fruita, Palisade*: Small distressed areas adjacent to existing zone areas.
- *Grand Junction*: Bookcliffs Technology Park

**Northeast Subzone**

- Small distressed areas previously excluded from zone in municipalities throughout zone.

**Northwest Enterprise Zone**

- *Jackson County; Grand County (excluding Winter Park/Fraser area, Rocky Mtn. National Park); part Clear Creek County (U.S. 40 corridor. Berthoud Pass through Idaho Springs).*

**Pueblo County Enterprise Zone**

- East side day care sites.
- Industrial sites southeast of I-25 and Burnt Mill Rd.; east of Pueblo airport.

**Region 10 Enterprise Zone**

- Small distressed areas in the cities of Delta, Gunnison, and Montrose previously excluded from zone.

**San Luis/Upper Arkansas Enterprise Zone**

- *Leadville - 3½ block mixed use/commercial area adjacent to existing zone boundary.*

**Southwest Enterprise Zone**

- Small distressed areas previously excluded from zone throughout zone.

\* Area descriptions are general; exact boundaries as described in zone development plans and EDC documentation.