



Economic Development Council Meeting Minutes
County Commissioners Meeting Room
February 25, 2009 7:30 a.m.

Call to Order – Grant Fenton presiding

Grant Fenton called the meeting to order at 7:32 a.m.

Introductions of members and guests

Members Present: Nancy Stahoviak, Grant Fenton, Randy Rudasics, Donna Howell, Sarah Fox, Wendy DuBord, Jane Blackstone, Brian Berry, Jeff Minotto, Marsha Daughenbaugh, Diann Ritchard, Laurie Good, Kate Nowak, Noreen Moore, Karl Gills, Brian Berry, Peter Perhac, Mark Steinke

Members Absent: Brian Bradbury, Bill Moser, Adonna Allen, Steve Moos, Tracy Barnett, Bob Larson, Tom Sullivan, Joyce Hartless

Staff: Sandy Evans Hall, Meagan Coates, Alli Brook

Guests: Lance Thompson, Chris Burden

Review & Approval of January Minutes – 7:33 a.m.

A motion to approve the January minutes was moved by Nancy Stahoviak and seconded by Jane Blackstone. All were in favor, no one opposed.

1. **EDC Forum Series** – Handout. Help with increasing attendance and/or suggesting speakers is appreciated.
2. **EDC Economic Summit** – Handout. March 24th asking for additional committee members to assist with speakers, sponsors, etc. – spread the word.
 - a. **Transportation Solutions process**
Handout. Schedule of presentations and open houses will be printed in Pilot. Six working groups presenting suggestions. EDC members are encouraged to attend. Presentations are 45 minutes; Open Houses are available for three hours.

3. **New Business Expansion – One Steamboat Place**

Chris Burden & Lance Thompson

Representing Timber Resorts developer, 10-year Colorado company out of Carbondale with desire to grow economy for the state. Business model: high end luxury, best of the best locations and sites. Construction started September 2007, City worked closely on design. Eighty residences, Truffle Pig restaurant and local-products 10-room spa open to public. Market adjacent to restaurant for family-style guest dining and grocery deliveries. Three retail spaces currently in negotiation. Construction is on schedule with 350 workers on the site six days a week; great general contractor out of Centennial, enjoying involvement in community. Slated for January 2010 opening. Already interviewing locally. (Other projects in Tuscany, Cabo San Lucas, Scottsdale, Snowmass, Napa Valley, other slated.) Sensitive to maintaining vision of where town wants to go. Steamboat's natural hospitality is noticeable.

Residence club runs standard occupancy even through slow months. (eg Snowmass summer occupancy averages 92%). Employees will total just over 100 at peak. Phasing hiring since opening mid-season. Housekeeping is a challenge. Formal employee housing is not enough for everyone. Contractor using local workforce as much as possible. Six months ahead of start, hiring locals, then use workers from Denver. Try to include locals in all bids. Stop at the office on S. Lincoln Ave. between 4th and 5th.

70% sold (10-15% down depending on ownership level).

Buyer demographics are trending towards flights (Chicago, Dallas, Austin, Houston, also NY tri-state area, Atlanta, Florida, CA Bay area) easy access is vital. Long-term visitors ready to buy. Also generational and friend referrals; professional high network families 40-50 age range, actively working. Significant price difference between this and other properties, thus larger market. Fractional time frame (3-4 week intervals).

Future talks about funding of air program. Currently fractional owners do not pay into the tax to fund air program, thus noticeable lack of occupancy tax compared to other locations.

4. Regional Outlook and Programs

a. Routt County Economic Development Cooperative – Noreen

Regional Economic Strategic Plan will be presented to community, elected officials, etc. for feedback. Sustainability group casting a new board, intending to move things forward. 60 in attendance for the geothermal meeting – task force meeting tomorrow. Entrepreneurs may be able to start up in this new industry with incentive from government funds. Exploring new technology to avoid excessive travel for meetings.

Nominated seven local companies for Colorado Companies To Watch. Some in Economic Summit (Thrivers category). Steamboat has second most conservative utility in Colorado. Strawberry Park is the second hottest spring in state. Water rights to utilize this power are extremely complicated.

b. Yampa Valley Partners – Kate Nowak

Additional Community Indicators Report presentations on data sets available upon request.

Attendance is encouraged at the Energy Summit May 14-15 at Craig Holiday Inn. Sponsorships available!

c. Business Resource Center/SCORE – Randy

Next lunch program Success Steps event March 12th. Steve Hitchcock presenting on working with vendors. Micro-loan program will be discussed April 3rd to open options for small business lending not previously available. Keeping busy with small business advice on everything from start ups, buy outs, cutting spending, etc. Leadership program starting Friday 27th. Offering corporate discounts to fill seats. \$500 for all six seminars or \$100 each 8:30-11:30 a.m.

d. Craig/Moffat County EDP – Darcy Trask

No report.

5. Membership Discussion

Marsha Daughenbaugh – non-profit concern, most have seen membership declines, fewer grants, increasing work load.

Vision 2013 initial review (report due March 21) currently. Recommendations/actions should be good. Agricultural Alliance, NRCS, Routt County Extension Office and Deep Roots are creating food source report for Senator Bennett, John Salazar and local officials. 7th year of Bull Sale April 18th!

6. Other Networking - 8:40 a.m.

Nancy Stahoviak – City Council forming a group, hopefully involving EDC member.

Sarah Fox – City Planning Commission working on new code for mountain height restriction (Aiming for 105' standard vs. current 67' at planner's discretion). Next meeting March 9th at noon seeking further input, intending to submit to Council within next few months.

6. Adjournment

Grant Fenton adjourned the meeting at 8:47 a.m.

Future meeting dates:

March 25

April 22