RESOURCE AND ENGINEERING PLANNING COMMITTEE

MINUTES

September 4, 2025

A meeting of the Resource and Engineering Planning Committee was held on Thursday, September 4, 2025, at 11:01 a.m. at the District Office, 31717 United Avenue, Pueblo, Colorado and via Zoom virtual meeting.

Vice-Chairman Seth Clayton announced a quorum was present.

COMMITTEE MEMBERS PRESENT: Seth Clayton– Vice Chairman, Pat Edelmann, Tom Goodwin, Andy Colosimo (remote), Bill Long and Leann Noga.

COMMITTEE MEMBERS ABSENT AND EXCUSED:
Curtis Mitchell – Chairman

OTHERS PRESENT:
Alan Hamel, Southeastern Colorado Water Conservancy District (District) Board Members; Chris Woodka, Gordon Dillon, Lee Miller (remote), Patty Rivas (remote), Misty Bellino, Peter Levish, Trevor Singleton and Robert Banham, District Staff; Roy Vaughan, H2O Consultants.

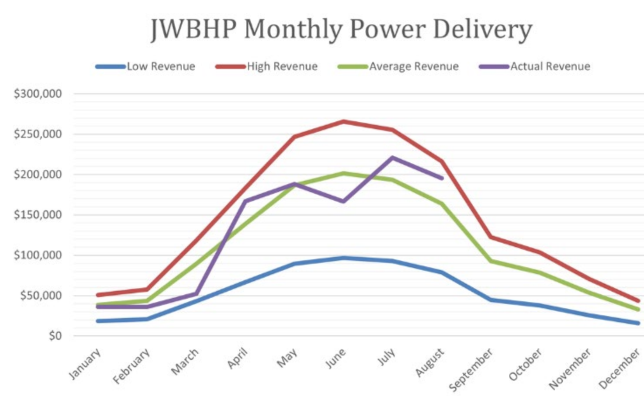
APPROVAL OF MINUTES:
Vice-Chairman Clayton asked for approval of the July 3, 2025 Resource and Engineering Planning Committee minutes and if there were any corrections or additions. Pat Edelmann moved, seconded by Tom Goodwin, to approve the minutes. Motion passed unanimously.

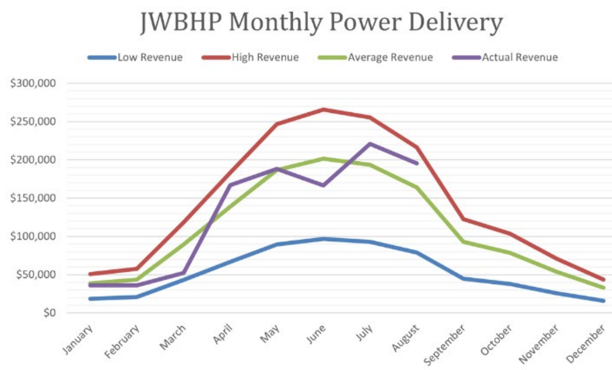
PRESENTATIONS:
James W. Broderick Hydropower Plant Update
Gordon Dillon reported that electricity production improved in July and August and revenues are slightly above average. The following information was presented:

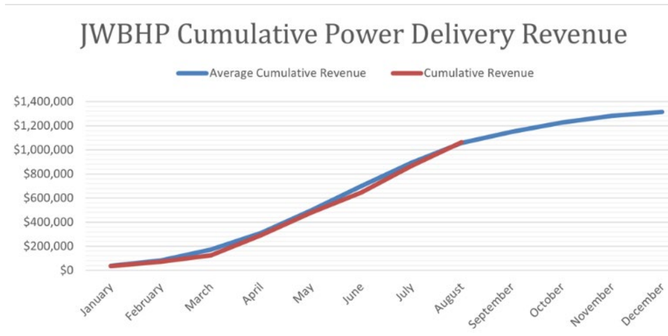
Table 1 - JWBHP Dashboard

	THIS MONTH	LAST MONTH	YEAR TO DATE*
Power Generation (MWhrs)	3,168	4,061	21,023
Scheduled Power (MWhrs)	1,728	3,720	20,198
Revenue	$195,598	$220,836	$866,413
% of Average Generation	119%	114%	100%

* Corrected year-to-date totals







Work has been proceeding to resolve and complete issues that have been ongoing at the JWBHP. Through the summer various issues have been resolved and include:

- Satellite internet has been installed to replace the cellular data link to the site, and a new firewall has been installed to facilitate better access.
- Batdorf Electric has been contracted for sensor troubleshooting and PLC programming upgrades as well as SCADA upgrades and connectivity.
- Training videos have been made utilizing Sam Ebersole and is in editing.
- Training with Trevor Singleton continues.
- Forecasting tools are being developed.

ACTION ITEMS:
Peter Levish discussed three Tax Increment Financing (TIF) agreements. These agreements suspend the District’s collection of the portion of ad valorem taxes that increase from land development for a period of time in order to pay for improvements in enterprise zones. At the end of the period, the District receives the revenue from ad valorem taxes on the full assessed value. The agreements will be considered under the consent agenda items at the District meeting to reduce the length of time these presentations usually take.

Leann Noga pointed out that the TIF agreements will not cost the District any revenue in the short term, since the increase in assessed valuation in recent years has resulted in temporary reduction of the District’s mill levy as required by state law.

Pueblo Urban Renewal Authority, Dillon Drive
The Pueblo Urban Renewal Authority (PURA), City of Pueblo and other private or public entities are developing the area to reduce blight. The location is 46 acres of vacant land in north Pueblo, east of Interstate 50 and north of State Highway 47. Commercial development including retail stores, a tire shop, a coffee shop, medical offices and a car wash is anticipated.

The Urban Renewal Area would generate approximately $11,337,000 in incremental property tax revenues over the 25- year analysis period. During the 25-year tax increment period, the District’s share of property tax revenue is limited to its share of the property tax base (0.2%). This averages approximately $33,510 annually or approximately $837,750 over the 25-year period.

TIF revenues will be applied to bonds and other financing to support the redevelopment project.

Mr. Goodwin made the following motion, seconded by Mr. Edelmann: “I move to recommend the Committee recommend to the Board that the Board authorize the Executive Director to execute Property Tax Increment Revenue Agreements with the Pueblo Urban Renewal Authority to provide tax increment financing for the Dillion Drive Urban Renewal Plan. Subject to the Property Tax Increment Revenue Agreement.” Motion passed unanimously.

El Paso County Urban Renewal Authority, Odyssey at Weber
The Colorado Springs Urban Renewal Authority (CSURA) and the City of Colorado Springs, with the cooperation of private enterprises and other public bodies, will undertake a program to eliminate the conditions of blight identified in the Conditions Survey while supporting Colorado Springs’ Regional Comprehensive Plan, and Colorado Springs’ community remediation and redevelopment goals. The plan intends to facilitate development of 2 parcels of land encompassing 4.4 acres of land and adjacent right-of-way. The boundaries of the Plan Area includes the North Weber Street to the west, Cragmor Road to the east, and Mount View Lane to the south.

Currently, the District’s share pf the current tax base is $152. The development plan calls for workforce housing. The Urban Renewal Area would generate an approximate tax rate increase of 3% per year, resulting in annual taxable amount of $217 in year 25. This would generate approximately $4,600 in tax revenue. After the 25-year period is complete, in the District’s share of property tax revenue would increase to $2,400 annually.

CSURA seeks to apply the incremental additional tax payments associated with the increased property value resulting from redevelopment as a funding source for bonds and other financing that will support the redevelopment project.

Mr. Edelmann made the following motion, seconded by Mr. Goodwin: “I move to recommend the Committee recommend to the Board that the Board authorize the Executive Director to execute Property Tax Increment Revenue Agreements with the Colorado Springs Urban Renewal Authority to provide tax increment financing for the Odyssey at North Weber Urban Renewal Plan. Subject to the Property Tax Increment Revenue Agreement. ” Motion passed unanimously.

El Paso County Urban Renewal Authority, Cascade at Moreno
CSURA, the City of Colorado Springs, along with other private and public entities will undertake a program to eliminate blight conditions. The plan intends to facilitate development of 6 parcels of land encompassing 1.69 acres of land and adjacent right of way. The plan includes the

northwest corner of Moreno Avenue and Cascade Avenue, the residential properties at the southwest corner of Moreno Avenue and Sawatch Street, and adjacent right of way.

Currently, the District's share of the current tax base is $448. There are two different proposals in development program. The Urban Renewal Area would generate an approximate tax rate increase of 3% per year resulting in an annual taxable amount of $639 in year 25. This would generate approximately $13,600 in tax revenue. After the 25-year period is complete, in scenario 1 the District's share of property tax revenue would increase to $13,400 annually. In Scenario 2, the District's share of property tax revenue would increase to $14,000 annually.

CSURA seeks to apply the incremental additional tax payments associated with the increased property value resulting from redevelopment as a funding source for bonds and other financing that will support the redevelopment project.

Mr. Edelmann made the following motion, seconded by Mr. Goodwin: "I move to recommend the Committee recommend to the Board that the Board authorize the Executive Director to execute Property Tax Increment Revenue Agreements with the Colorado Springs Urban Renewal Authority to provide tax increment financing for the Cascade and Moreno Urban Renewal Plan. Subject to the Property Tax Increment Revenue Agreement." Motion passed unanimously.

INFORMATION ITEMS:
Robert Banham told the Committee that a new Voluntary Flow Management Program (VFPM) agreement will be needed in 2026. The five-year agreement among the District, Chaffee County, Colorado Parks and Wildlife, Trout Unlimited and the Arkansas River Outfitters Association protects flows for the fishery and recreation, either by augmenting late-summer flows for rafting or by maintaining flow levels suitable for fish spawning and growth.

The current VFPM agreement expires on June 30, 2026, and can be renewed or extended on or before January 31, 2026. Staff will work with other participants to develop terms for the new agreement. A meeting of participants likely will be in October, and a new agreement will be brought to the Committee and the Board.

The District wants to look at whether fish flows in the agreement are appropriate and to determine criteria for lowering the target flows at the Wellsville Guage during dry years.

Roy Vaughn suggested that other parties that have water parks might be invited to join. Chris Woodka said the agreement with Chaffee County covers Buena Vista and Salida, but Canon City also has made water park improvements.

Leann Noga said the District will work with other participants to determine if others should be invited to join the agreement.

OTHER BUSINESS

None

NEXT MEETING

Thursday, October 2, 2025 at 11:00 a.m. if necessary

ADJOURN

Vice-Chairman Clayton adjourned the meeting at 11:24 a.m.

Respectfully submitted,

Chris Woodka
Senior Policy and Issues Manager