A picture containing text, clock

Description automatically generated**Fremont County Project Summary**

**Access To Capital**

The region has moderate to strong capacity in the availability of debt capital, though the lack of a regional SBA 504 packager is a need to be addressed. There is a need to strengthen existing Revolving loan funds to increase capacity and perhaps to offer niche products. Within Pueblo County, there are strong incentive programs for specific types of industries and job creations. The region, however, is an equity desert, with little access to capital for startups, follow on funding, or private equity funds to help existing businesses to pivot or grow. The strategy is to increase access to equity capital in the region and develop an entrepreneurial ecosystem that supports startups in the tech sector and the intellectual property sector.

**SCEDD Regional Programs**

Program- **SoCo Angels Support**. Provide three years of operational support to develop an early Angel startup network of Accredited Investors to fund the seed stage for tech and intellectual property startups

Status of Program- Development

Lead- SCEDD, SCIL, SoCo Angels,

Program Cost Estimate--$300k per annum

Funding Options- EDA technical assistance grant, Foundation grants

Program: **Angel fund.** Adjunctive to SoCo Angels, the development of a separate fund can support individual angel investments with an institutional investment or a “sidecar” fund created by accredited investors who want to supplement individual investments with group efforts.

Status of Program—Conceptual

Lead: SCEDD, SCIL, SoCo Angels

Program Cost Estimate: Institutional fund--$500k; Sidecar fund $500k

Funding options: Institutional: Foundations; Sidecar: Accredited investors of SoCo Angels

Program: **SBA 504 Packaging.** Re-enter this SBA program with either a stand-alone entity or in partnership with adjoining packagers. This product is a critical credit enhancer for collateral-oriented commercial banks considering startups of between $1 million and $5 million that have commercial real estate for collateral.

Status of Program—Early Development

Lead: SCEDD

Program cost estimate: Approximately $100k per annum at start, with additional costs dependent on deal flow and generation of fees.

Funding Options—Startup loans, Foundation grants, Commercial bank support

Program: **Rural** **Downtown Mixed-Use Revitalization Program.** A revolving low interest loan fund for mixed-use properties in the 8 counties in the southeastern plains that offer low interest loans for both the downstairs commercial and upstairs residential units.

Status of Program—Early Development

Lead: SCEDD and SECED

Program cost estimate: $1million

Funding Options- Grant $800 DOLA/OEDIT and $200K County match

Project – **Fremont County Revolving Loan Fund –** Creation of a financing gap instrument to aid the redevelopment of downtown buildings, startup of new businesses, expansion of existing businesses and creation of new events and amenities in Cañon City.  
Status of Project – Conceptual  
Lead – City of Cañon City  
Project Cost Estimate – N/A  
Funding Options – Private Fundraising, Urban Renewal Authority, Local Matching

**Agriculture/ Ranching**

Project – **USDA Certified Meat Processing Facility?**

Status of Project –

Lead –

Project Cost Estimate –

Funding Options –

Project – **Sale Barn Facility?**

Status of Project –

Lead –

Project Cost Estimate –

Funding Options –

**Broadband Development**

**SCEDD Regional Programs**

Program—**Broadband Support Office**. SCEDD will create a two to three person office to take the lead in implementing broadband with a regional approach. Local projects need to be rolled up into regional and sub-region initiatives to secure adequate funding and to manage fewer, but larger projects. Part of that effort will be to create a region-wide grant match gap funds to assist with securing funds.

Status of Program—In development

Lead—SCEDD

Project Cost Estimate--$250k per annum in operational support; $1M per annum in grant match gap fund

Funding options—EDA technical assistance grant, DOLA, Electricity providers, County government, Foundation grants

Project – **Broadband Ca**ñ**on City Fiber Development –** engineering a physical and electronic network for redundancy, security and high-need users capable of smart city solutions and futureproofing our community. The network will bring Fiber To The Premise via public-private partnership.  
Status of Project – Planning  
Lead – City of Cañon City – Economic Development  
Project Cost Estimate – N/A  
Funding Options – USDA Rural Broadband, Telecommunications Infrastructure, Rural Business Development and ReConnect programs, FCC Telecommunications, Healthcare Connect Fund and E-Rate programs, Colorado Broadband Office, EDA, CARES, ARPA, Local Matching, Franchise Agreement,

Project – **Fremont County Broadband Facility Upgrades –** Upgrades to Fremont County facilities including administration building, and Department of Health and Human Services. .  
Status of Project – Planning  
Lead – Fremont County  
Project Cost Estimate – N/A  
Funding Options – USDA Rural Broadband, Telecommunications Infrastructure, Rural Business Development and ReConnect programs, FCC Telecommunications, Healthcare Connect Fund and E-Rate programs, Colorado Broadband Office, EDA, CARES, ARPA, Local Matching, Franchise Agreement,

**Business Development**

Project - **Clocktower Plaza.** Transform an underused public lot from a parking lot into a public plaza with event programming, family activities and retail incubator spaces complemented by training resources for business owners seeking an incremental step between a garage/hobby business and a brick-and-mortar storefront.  
Status of Project – Planning  
Lead - City of Cañon City – Main Street  
Project Cost Estimate - N/A  
Funding Options - DOLA Community Services Block Grant, DOLA Rural Economic Development Initiative, EDA, CDOT Revitalizing Main Street, Local 2A Funding

Project – **Downtown Streetscaping** – Completion of remaining core downtown blocks to include curb extension bulbouts, widened sidewalks, street lighting, electric outlets, watering system for beautification efforts, benches and signage on 2nd, 3rd, 7th, and 8th streets.  
Status of Project - Preconstruction  
Lead – City of Cañon City - Streets  
Project Cost Estimate – N/A  
Funding Options – - DOLA Community Services Block Grant, DOLA Rural Economic Development Initiative, EDA, CDOT Revitalizing Main Street, Local 2A Funding, RAISE Discretionary Grants, CDBG, Transportation Infrastructure Financing and Innovation Act, CDOT Congestion Mitigation and Air Quality Improvement, Surface Transporting Block Grant, Transportation Alternatives Program, INFRA Grants, Urban Renewal Authority

Project – **New Method Laundry Demolition** – Demolition and cleanup of decrepit, hazardous building to clear the way for future development of revenue-generating property or public square to attract new and recurring foot traffic for local restaurant, retail and service businesses downtown.   
Status of Project - Planning  
Lead – City of Cañon City – Economic Development  
Project Cost Estimate – N/A  
Funding Options - EPA Brownfields, HUD CDBG, HUD Neighborhood Stabilization Program, Local Matching, FEMA Hazard and Mitigation grant, HUD HOME funds, Local matching

Project – **Parking Garage and Ramp –** Consolidation of off-street parking to enable better utilization of undeveloped property in downtown central business district and further development of pedestrian-oriented downtown.  
Status of Project - Conceptual  
Lead – City of Cañon City – Economic Development  
Project Cost Estimate – N/A  
Funding Options – HUD CDBG, Local matching

Project – **New Method Laundry property redevelopment –** Cleanup and redevelopment of blighted former New Method Laundry property into revenue-generating property or public square to attract new and recurring foot traffic for local restaurant, retail and service businesses downtown.  
Status of Project - Conceptual  
Lead – City of Cañon City - Economic  
Project Cost Estimate – N/A  
Funding Options - EPA Brownfields, HUD CDBG, HUD Neighborhood Stabilization Program, Local Matching, FEMA Hazard and Mitigation grant, HUD HOME funds, Local matching, Urban Renewal Authority

Project – **Vacant Property Sheets and Pro Formas –** Development of initial planning documents to aid in the attraction of developers and business owners seeking to expand into vacant or underused properties.  
Status of Project - Planning  
Lead – City of Cañon City – Main Street  
Project Cost Estimate – N/A  
Funding Options – Local matching, private fundraising, private foundation grants, HUD CDBG grants, DOLA REDI grants

Project – **Downtown Façade Improvement Program –** Restoring and renovating historic downtown commercial district buildings.  
Status of Project – Revitalization  
Lead – City of Cañon City – Main Street  
Project Cost Estimate – N/A  
Funding Options – Local Match, Urban Renewal Authority, State Historic Tax Credits, Federal Historic Tax Credits

Project – **Industrial/Business Park Development –** Preparing new, shovel-ready industrial and business parks with design, engineering and infrastructure as determined by site analysis study now underway.  
Status of Project – Planning  
Lead – City of Cañon City – Economic Development  
Project Cost Estimate – N/A  
Funding Options – EDA, USDA, DOLA REDI, Local Matching

Project – **Acorn Cleanup and Rehabilitation –** Relocation of Acorn Petroleum to clean up critical river property and market for redevelopment along with neighboring city-owned parcel  
Status of Project – Planning   
Lead – City of Cañon – Economic Development  
Project Cost Estimate -  
Funding Options – EDA, USDA, DOLA REDI, Local Matching, EPA Brownfields, Opportunity Zones

Project – **Skyline Steel Redevelopment –** Redevelopment of city-owned riverfront property into mixed-use hospitality and recreation amenity.  
Status of Project – Planning  
Lead – City of Cañon City – Economic Development  
Project Cost Estimate – N/A  
Funding Options - EDA, USDA, DOLA REDI, Local Matching, EPA Brownfields, Opportunity Zones

Project – **Constantinos Redevelopment –** Redevelopment of city-owned lot that serves as a critical gateway to the community and historic downtown. Anticipated mixed use development for retail and hospitality services.  
Status of Project – Planning  
Lead – City of Cañon City  
Project Cost Estimate – N/A  
Funding Options - EDA, USDA, DOLA REDI, Local Matching, Urban Renewal Authority, EPA Brownfields, Opportunity Zones

Project – **Downtown Life and Safety Grant Program –** Addressing fire hazard and ADA requirements to bring historic downtown commercial district buildings up to code to allow a wider array of new uses for buildings and diversify the downtown economic base  
Status of Project - Revitalization  
Lead – City of Cañon City – Main Street  
Project Cost Estimate – N/A  
Funding Options - Local Match, Urban Renewal Authority, State Historic Tax Credits, Federal Historic Tax Credits

Project – **Abbey Development –** Mixed use workforce housing, multifamily residential, health services, commercial property, correction training, child care, parks, and community recreation center infill project adjacent to historic property and events center anchor for the City  
Status of Project – Planning  
Lead – FEDC  
Project Cost Estimate – N/A  
Funding Options – EPA, USDA, Urban Renewal Authority, HUD, Opportunity Zones

Project – **4-Mile Special District Buildout –** Completion of commercial and residential buildout in East Cañon between Royal Gorge Boulevard and Highway 123.  
Status of Project – Construction  
Lead – 4 Mile Metro Special District  
Project Cost Estimate – N/A  
Funding Options - EDA, USDA, DOLA REDI, Local Matching, Opportunity Zones

Project – **City of Florence Industrial Park-** Extension of infrastructure for commercial and light industrial Office/Warehouse Park for industrial growth at US Hwy 50 and SH 67. (Needs water and annexation into Florence. Also need a project sheet)

Status of Project – Planning

Lead – Fremont County Economic Development Corporation

Project Cost Estimate $1,470,000

Funding Options – EDA, OEDIT

**Critical Infrastructure**

Project – **East Cañon Water Line –** A water line under Raynolds from Royal Gorge Boulevard to Cherry Street to address immediate needs and expand capacity for future development of the Abbey Property  
Status of Project – Planning  
Lead – City of Cañon City - Public Works   
Project Cost Estimate – N/A  
Funding Options – Local matching

Project – **Fremont County Sanitation?**

Status of Project –

Lead – The District Manager’s email is [jblue@fsd.co](mailto:jblue@fsd.co)

Project Cost Estimate

Funding Options –

Project – **City of Florence Water?**

Status of Project –

Lead –

Project Cost Estimate

Funding Options –

Project – **Town of Penrose Water and Sewer?**

Status of Project –

Lead –

Project Cost Estimate

Funding Options –

**Workforce Housing Strategies**

Project – **Affordable Housing –** Cañon City’s immediate, pressing need is housing. While many of our projects in the coming half-decade incorporate this need, it is worth stating specifically our desire to create more affordable housing in the city.  
Status of Project – Conceptual  
Lead – City of Cañon City  
Project Cost Estimate – N/A  
Funding Options – LIHTC, Federal Home Loan Bank, HUD CDBG, National Housing Trust Fund, USDA Rural Housing Service programs, Opportunity Zones, HUD Choice Neighborhoods, HOME Investment Partnerships Program, Capital Magnet Fund

Project – **Neighborhood Beautification Grant Program –** Creation of a citywide grant program to fund neighborhood-initiated beautification projects.  
Status of Project - Conceptual  
Lead – City of Cañon City – Historic Preservation Commission  
Project Cost Estimate – N/A  
Funding Options – Local matching, State Historic Tax Credits, Federal Historic Tax Credits

Project – **Yukon Multi-Family Project –** Creation of a citywide grant program to fund neighborhood-initiated beautification projects.  
Status of Project - Conceptual  
Lead – City of Cañon City and Fremont County Economic Development Corporation  
Project Cost Estimate – $280,000  
Funding Options – Local matching, CHFA, DOLA

**Education/Work Force Development**

Project- **Florence Emergent Campus.** Need description of any additional Needs

Lead – City of Florence?  
Project Cost Estimate – N/A  
Funding Options - EDA, USDA, DOLA REDI, Local Matching

Project – **FEDC TechStart Relocation –** Redevelopment of downtown building to ensure rapidly expanding tech startup incubator and its burgeoning businesses can continue to thrive in Cañon City  
Status of Project – Conceptual  
Lead – City of Cañon City – Economic Development  
Project Cost Estimate – N/A  
Funding Options - EDA, USDA, DOLA REDI, Local Matching

Project – **Manufacturing Incubator –** Creation of a shared workspace and shared industrial grade equipment for incubating manufacturing businesses and aiding workforce development and training programming and fulfilling entrepreneurial products.  
Status of Project – Conceptual  
Lead – City of Cañon City – Economic Development  
Project Cost Estimate - N/A  
Funding Options – Urban Renewal Authority, Local Matching, DOLA REDI, USDA RD, USDA RLF

Project – **Community Kitchen/Restaurant Incubator –** Development of a commercial kitchen space that can be used to help launch food manufacturing, value-added food businesses, catering, food truck and nascent restaurants, as well as leverage local culinary education opportunities.  
Status of Project - Conceptual  
Lead – City of Cañon City – Main Street  
Project Cost Estimate – N/A  
Funding Options – USDA Community Food Project, USDA AMS Local Food Promotion Program, USDA Healthy Food Financing Initiative Technical Assistance, USDA Community Facilities, Value-Added Agricultural Production Grants, Rural Business Opportunity Grants, Small Socially-Disadvantaged Producer Grant, Private Foundation Grants, Local Matching

Project – **Makerspace** – Create a collaborative, open workspace with shared, commercial-grade equipment to aid students, hobbyists and nascent business owners in prototyping, developing and scaling their business in concurrence with business and process training.  
Status of Project - Conceptual  
Lead – City of Cañon City – Economic Development  
Project Cost Estimate – N/A  
Funding Options – Private Foundation Grants, Local Matching, Private Fundraising

**Renewable Energy**

Program – **4 Mile Solar Array.** Community solar array for the special district located at 4 Mile to offset community energy needs.

Status of Project – Planning

Lead – $ Mile Special District

Project Cost Estimate – N/A

Funding Options – DOLA, Colorado Energy Office

**Recreation and Tourism**

Project – **Trail Development –** Continued development of trails and recreation amenities at city-owned parks including Red Canyon, Oil Well Flats, South Cañon, Hogbacks, Royal Gorge.  
Status of Project – Construction  
Lead – City of Cañon City  
Project Cost Estimate – N/A  
Funding Options – Transportation Alternatives, Recreational Trails Program, Congestion Mitigation and Air Quality Program, Federal Lands and Tribal Transportation Program, Land and Water Conservation Fund, Local Matching, Private Fundraising

Project – **Black Hills Open Space –** Park, camping and boat ramp amenities  
Status of Project – Planning  
Lead – City of Cañon City  
Project Cost Estimate – N/A  
Funding Options - Transportation Alternatives, Recreational Trails Program, Congestion Mitigation and Air Quality Program, Federal Lands and Tribal Transportation Program, Land and Water Conservation Fund, Local Matching, Private Fundraising

Project - **3rd Street Pedestrian Overpass.** A 3rd Street Pedestrian Overpass spanning Highway 50 will connect the Royal Gorge Railroad – a critical tourist attraction, along with the revitalized Arkansas River and Centennial Park amenities to downtown retail, restaurants and services, as well as the Hogbacks Trail System.  
Status of Project – Policy Recommendation  
Lead - City of Cañon City – Streets  
Project Cost Estimate - N/A  
Funding Options - CDOT Congestion Mitigation and Air Quality Improvement, Surface Transporting Block Grant, Transportation Alternatives Program, RAISE Discretionary Grants, INFRA Grants, CDBG, Transportation Infrastructure Financing and Innovation Act, Local Matching

Project – **Hogbacks Third Street Connection.** Pedestrian and nonmotorized transportation facilities connecting the planned 3rd Street Pedestrian Overpass with the Hogbacks Trail System. Parking and trailhead amenities at the 3rd Street entrance to the Hogback trail system,   
Status of Project - Conceptual  
Lead – City of Cañon City - Streets  
Project Cost Estimate – N/A  
Funding Options - CDOT Congestion Mitigation and Air Quality Improvement, Surface Transporting Block Grant, Transportation Alternatives Program, RAISE Discretionary Grants, CDBG, Transportation Infrastructure Financing and Innovation Act, Local Matching, Local 2A Street Funding, U.S. DOT Safe Routes to School, INFRA Grants

Project – **Downtown Directory Signage –** Improving wayfinding to improve foot traffic to commercial and recreational locations adjacent to Main Street  
Status of Project - Preconstruction  
Lead – City of Cañon City – Main Street  
Project Cost Estimate – N/A  
Funding Options – ARPA, CDOT Congestion Mitigation and Air Quality Improvement, Surface Transporting Block Grant, Transportation Alternatives Program, RAISE Discretionary Grants, INFRA Grants, CDBG, Transportation Infrastructure Financing and Innovation Act, Local Matching

Project – **Historic Walking Tour Signage and Displays –** Generating tourism and foot traffic for downtown businesses  
Status of Project - Planning  
Lead – City of Cañon City – Main Street  
Project Cost Estimate – N/A  
Funding Options - ARPA, RAISE Discretionary Grants, INFRA Grants, CDBG, State Historic Tax Credits, Federal Historic Tax Credits, Urban Renewal Authority, Local Matching

Project – **Recreation Center –** Construction of a public amenity to attract and retain families and workforce in Cañon City  
Status of Project – Planning  
Lead – Cañon City Recreation District  
Project Cost Estimate – N/A  
Funding Options – Local bond issue, EDA, USDA, DOLA REDI

Project – **Parks Facility Relocation –** Relocate Parks facility on 9th Street to centralize and consolidate city operations on 9th Street and create new development possibilities for the existing Parks building.  
Status of Project – Planning  
Lead – City of Cañon City  
Project Cost Estimate – N/A  
Funding Options – Local matching

Project – **Pathfinder Park Upgrades**- Upgrades to the current facility including livestock Pavilion, shooting range, equipment for CSU extension program, and facility improvements in community building.

Status of Project – Planning

Lead – Fremont County CSU Extension

Project Cost Estimate – N/A

Funding Options – GOCO, USDA,

Project – **Florence Mountain Park**- need description

Status of Project – Planning

Lead – City of Florence?

Project Cost Estimate – N/A

Funding Options – GOCO, State Trails

**Health Care/Public Health/ Mental Health**

Project- Sol Vista Canon West Campus Phase II&III- Health & Wellness campus; expanding Solvista services and building out space for co-working and tenant space for complimentary health & wellness services.

Status of Project – Concept and Planning

Lead – Sol Vista

Project Cost Estimate - $3,000,000-$4,000,000

Funding Options –

Program – **Fremont County Substance Abuse Program Assistance**-

Status of Project –

Lead –

Project Cost Estimate -

Funding Options –

Program – **CSU Extension Substance Abuse Program Assistance**-

Status of Project –

Lead –

Project Cost Estimate -

Funding Options –

**Transportation**

Project – **Fremont County Airport Hangar Development**. Growth of additional T-Hangars and taxi ways on the east side of airport to facilitate additional growth.

Status of Project – ?

Lead – Fremont County Wesley Brandt

Project Cost Estimate -

Funding Options –

Project – **Fremont County Airport Facility Upgrades-** Replace security gates with access control system and upgrades to storm water and retention systems.

Status of Project – Planning

Lead – Wesley Brandt 719.784.3816

Project Cost Estimate-

Funding Options –

Program – **Fremont County Medical Appointment Transportation Assistance**-

Status of Project –

Lead –

Project Cost Estimate -

Funding Options –

Project – **Rail Access for City of Florence**?

Status of Project –

Lead –

Project Cost Estimate -

Funding Options –

**Institutional/ Local Government Facility Infrastructure**

Program – **Fremont County Department Human Services, Facility upgrades, Safe Outdoor Space and transitional housing**. Safety improvement to existing facility, transitional housing space, and programs to assist citizens experiencing homelessness.

Status of Project –

Lead – Fremont Count Department of Health and Human Services (Stacie Kwitek- Russell)

Project Cost Estimate -

Funding Options –

Project – **Fremont County Coroner’s Office New Facility.** Construction of new facility for Coroners Office.

Status of Project – Concept?

Lead – Fremont County

Project Cost Estimate-?

Funding Options – DOLA,

Project – **Fremont County Transportation Upgrade Cotopaxi Facility.** Upgrades to the Cotopaxi shop to better accommodate operation in western Fremont County.

Status of Project – Concept?

Lead – Fremont County

Project Cost Estimate-?

Funding Options – DOLA, CDOT,