



# REGIONAL ECONOMIC DEVELOPMENT FORUM

May 10, 2023

## Regional Economic Development Forum

The Block, Fort Morgan

May 10, 2023 | 8 – 4 p.m.



### AGENDA 5.4.23:

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#### May 9, 2023

3 – 5 p.m.

#### **PRECONFERENCE WORKSHOP: A QUALITY MANAGEMENT APPROACH TO PROJECT BUDGETING AND DUE DILIGENCE FOR REMEDIATION AND BROWNFIELD PROJECTS**

This workshop is an overview of the DiNardo Management Groups’ (DMG) quality management approach to project planning, from due diligence through project development and value engineering to project management.

The workshop covers strategies for creating activity-based project scopes and methodologies to develop a universal budget scoring matrix, project phasing, risk management strategies, and contingency planning techniques to create a more sustainable, attainable, and defensible budgets.

The workshop is designed to aid all the key stakeholders in communicating with their team members, financial institutions, city management, insurance companies, and investors to ensure clarity of communication on all subject matters. Karlene Thomas of Pinyon Environmental will join DMG to present various “Dos and Don’ts regarding environmental due diligence and how DMG and Pinyon have worked with clients to avoid them.

#### **Presenters:**

- Stephen Di Nardo, Principal, The Di Nardo Management Group
- Karlene Thomas, Principal – Quality Assurance/Quality Control, Pinyon Environmental

5 – 7 p.m.

#### **COCKTAIL RECEPTION – *After Hours Cocktail Bar, The Block***

#### May 10, 2023

7:30 – 8:15 a.m.

#### **REGISTRATION, NETWORKING & BREAKFAST**

- 8:15 – 8:45 a.m. **OPENING COMMENTS AND WELCOME FROM THE ECONOMIC DEVELOPMENT COUNCIL OF COLORADO (EDCC) & THE COLORADO OFFICE OF ECONOMIC DEVELOPMENT & INTERNATIONAL TRADE (OEDIT)**
- Presenters:**
- Kim Woodworth, Executive Director, EDCC
  - Eve Lieberman, Executive Director, OEDIT
- 8:45 – 10 a.m. **REGIONAL OVERVIEW**
- Elizabeth Garner will give an overview of the geographic region through its proximity to markets, demographics, and industry cluster base.
- Presenter:** Elizabeth Garner, State Demographer, Colorado Department of Local Affairs
- 10 – 10:15 a.m. **NETWORKING BREAK**
- Presented by** [Southeast Colorado Enterprise Development](#)
- 10:15 – 11:15 a.m. **CREATIVE HOUSING SOLUTIONS FOR RURAL COMMUNITIES**
- Housing is essential to retaining, expanding, and attracting talent to our communities. In many of our smaller communities, the lack of quality and affordable housing supply has impacted our ability to meet the demand of our growing businesses. Over the course of this past year, several communities leaped into action, governments activated properties and capital, all to fill this critical need. In this session, we’re going to hear from industry experts and communities on how they worked to find a solution, what were some of the pitfalls from the programs and projects to avoid and lay the path towards diversified housing for our communities.
- Moderator:** Stephanie Gonzales, Executive Director, Southeast Colorado Enterprise Development
- Presenters:**
- Michael Yerman, Founder, MY Rural Planner
  - Joel Wisian, Owner, Bywater Development
  - Adam Berry, Senior Program Manager, Colorado Energy Office
- 11:15 – 12:15 p.m. **HARNESSING THE GREEN ENERGY MOVEMENT**
- The green energy movement will bring innovation, investment, and quality jobs to many of our communities. In this session we’ll hear from economic development and industry stakeholders on capitalizing the potential of this once-in-a-generation opportunity of building out the clean energy industry cluster and creating a legacy for all communities on the eastern plains.
- Moderator:** Kristin Clifford-Basil, Executive Director, Morgan County EDC
- Presenters:**
- Susan Blansett, Energy & Industry Consultant, Colorado Workforce Development Council
  - Thomas Bailey, Senior Director – Corporate Economic Development, Xcel Energy
  - Jason Hazlett, Renewable Energy Program, Northeastern Junior College

12:15 – 1:15 p.m.

**NETWORKING LUNCH**

1:15 – 2:15 p.m.

**BUILDING STRONGER MORE CONNECTED COMMUNITIES**

Activating vacant buildings can help catalyze revitalization and benefit the developer, the downtown, and the community. In this session we'll hear from industry experts on how to find the common community vision, creative financing, starting the process, and avoid common pitfalls. In rural communities, you must be strategic, efficient, and focused to make sure everyone wins with each project.

**Moderator:** Bill Shrum, Director of Operations, Downtown Colorado, Inc.

**Presenters:**

- Stephen DiNardo, Principle, DiNardo Management Group
- Karlene Thomas, Principal – Quality Assurance/Quality Control, Pinyon Environmental
- Kylie Brown, Rural Programs Manager, Downtown Colorado, Inc.

2:15 – 2:30 p.m.

**NETWORKING BREAK**

2:30 – 3:45 p.m.

**Is the Ongoing Water Issue an Economic Development Problem?**

Known as The Headwaters State, Colorado has 156 named rivers that originate in its headwater regions. Seventeen of them exceed 10,000 square kilometers. Colorado doesn't have a water shortage problem; it has a water management problem. Continued warming, poor snowpack and low river flows have devastated available water supplies to our farmers, ranchers, cities, towns, and industries. This impacts how Colorado will retain its industry base, build attainable homes and grow enough food for its labor shed. You guessed it, water IS an Economic Development issue and Colorado's Economic Development community will be forced to tackle this unprecedented threat.

Join us in welcoming a panel of subject matter experts as we discuss water and how it pertains to our economic development efforts, discuss potential policies and programs incentivizing education, conservation, and land use.

**Moderator:** Eric Larson, Economic Development Project Manager, Elbert County

**Presenters:**

- Jim Yahn, Manager, North Sterling Irrigation District
- Chris Woodka, Senior Policy and Issues Manager, Southeastern Colorado Water Conservancy
- Deb Daniel, General Manager, Republican River Water Conservation District
- Jennifer Gimbel, Senior Water Policy Scholar, Colorado Water Center & 2022 Terry J. Stevinson Fellow, Common Sense Institute

3:45 - 4 p.m.

**CLOSING COMMENTS**

**FOLLOW LINK FOR PRESENTATIONS, RESOURCES THAT CAME FROM TODAY'S EVENTS @**

<https://edconline.org/2023-regional-economic-development-forum/>

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**For questions:**

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