MONUMENT TOWN COUNCIL
SPECIAL MEETING AGENDA
WEDNESDAY, OCTOBER 29, 2025 – 6:30 PM

Monument Town Hall - Council Chambers
645 Beacon Lite Road - Monument, CO 80132
Participate Via Microsoft Teams
Participate Via Telephone: 719-300-6099 ID: 216 624 802#
Council Packet

1. Call to Order, Pledge of Allegiance, Roll Call:

2. Approval of the Agenda:

a. Agenda - October 29, 2025

3. Disclosures of Conflicts of Interest:

a. Disclosures of Potential Conflicts of Interest

b. Vote on Excluding Council Members With Potential Conflicts of Interest From Consideration, Discussion and Voting on Identified Matters

4. Reports:

a. Consideration of Economic Incentives - *(Jennifer Phillips)*

5. Public Comments For Items Not on the Agenda: *Individuals attending in person may raise their hand to indicate their desire to comment. Individuals attending via Teams may "raise their hand" digitally to comment via connected devices. Please lower your hand when finished with your comments. Comments are limited to 3 minutes.*

6. Adjournment:

DRAFT

October 29, 2025

Seth Pruett, Director of Business Development
Colorado Springs Chamber & Economic Development
102 S Tejon, Suite 1200
Colorado Springs, C0, 80903

Dear Mr. Pruett,

Economic development has proven to be an effective strategy for communities desirous of attracting and growing businesses, creating and retaining jobs, and making their communities a better place to live. Communities that provide quality jobs and great places to live and work are a magnet for people of all ages. In addition, the entrepreneurial spirit can be boosted when larger companies invest in communities. As a result, communities that embrace economic development have a strong future and the Town of Monument recognizes the benefits and opportunities that come with attracting new businesses.

The Town was approached in June 2025 by the Colorado Office of Economic Development and International Trade (OEDIT) and the Colorado Springs Chamber & Economic Development Commission (EDC) regarding a competitive economic development initiative involving a confidential manufacturing company. Named "Project Cobalt" the company's proposed project entails a $36.3 million capital investment and creation of approximately 170 new jobs, with an average annual wage of $75,000-$95,000.

The State's OEDIT offers a Strategic Fund Job Growth Incentive program to encourage business expansion and relocation for which Colorado is in competition with at least one other state and the business has received a commitment of the local government funding that matches any requested state government incentives. The state's incentive provides a cash payment generally over five to eight years to companies that create and maintain new permanent jobs in Colorado. The local government must match the state incentive dollar for dollar. This project is eligible for a maximum amount of $877,500 from the state. However, in recognition of Monument's current financial challenges, the state has agreed to extend their incentive program to ten years, thereby extending Monument's ability to spread out the matching incentive over a longer period of time.

The Colorado Economic Development Commission reviews all Strategic Fund Job Growth Incentive Program requests and approves incentive programs. The Town Council must submit a

letter of commitment with the estimated local government match to the Commission by October 31, 2025.

The Town has been working diligently with our state and local partners along with the national site selection consultant representing the manufacturing company to develop an incentive package for Project Cobalt to select Monument for this important and impactful manufacturing facility. Other local partners were approached but are unable to provide assistance for this project. The Colorado EDC estimates that the direct economic impact for our region from Project Cobalt over the first four years could exceed $500,000.

After thoughtful discussions and analysis, the Town of Monument is proposing the following local government match for Project Cobalt:

The total incentive rebate over 10 years is estimated to be $453,000 beginning with a $31,125 annual incentive in the first year and culminating with a $51,375 in year ten.

- Property tax rebate $243,000 based on a cap of $40,500 of property tax to the Town.
    - Years 2026 & 2027 at 25% = $20,250
    - Years 2028 & 2029 at 50% = $40,500
    - Years 2030-2034 at 75% = $182,250

- Estimated Use tax rebate of 75% = $210,000 – to be based on actual amounts collected during 2026 and 2027.

In addition, the Town is requesting that the company provide financial support to the community (with details to be negotiated). It is important to the Town Council that the company invests in our community by agreeing to provide the following:

- Offer at least 3 paid internships and/or apprenticeships annually in engineering, manufacturing, or related fields.
- Sponsor the Lewis Palmer School District's Career & Innovation Center

On October 29, 2025, the Town Council met in a special meeting to discuss this economic development incentive and voted in support of offering an estimated $453,000 Project Cobalt. We acknowledge and appreciate the Colorado Office of Economic Development and International Trade Strategic Fund Job Growth Incentive Program.

Sincerely,

Mitch LaKind, Mayor
Town of Monument