

Silverton & San Juan County

**OPPORTUNITY
ZONE**
PROSPECTUS

INVITATION TO INVEST

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LIVE

Nestled at 9,318 feet above sea level in the heart of Colorado’s rugged San Juan Mountains, Silverton is a quaint, historic mining town that is transforming into a nexus of outdoor adventure. With a year-round population of 663, Silverton offers idyllic small town living and an exceptional quality of life. The entire downtown is a National Historic Landmark, and the highly walkable business district is lined with colorful Victorian shops, galleries and restaurants. The community enjoys an expanding arts and culture scene, with numerous special events hosted throughout the year.

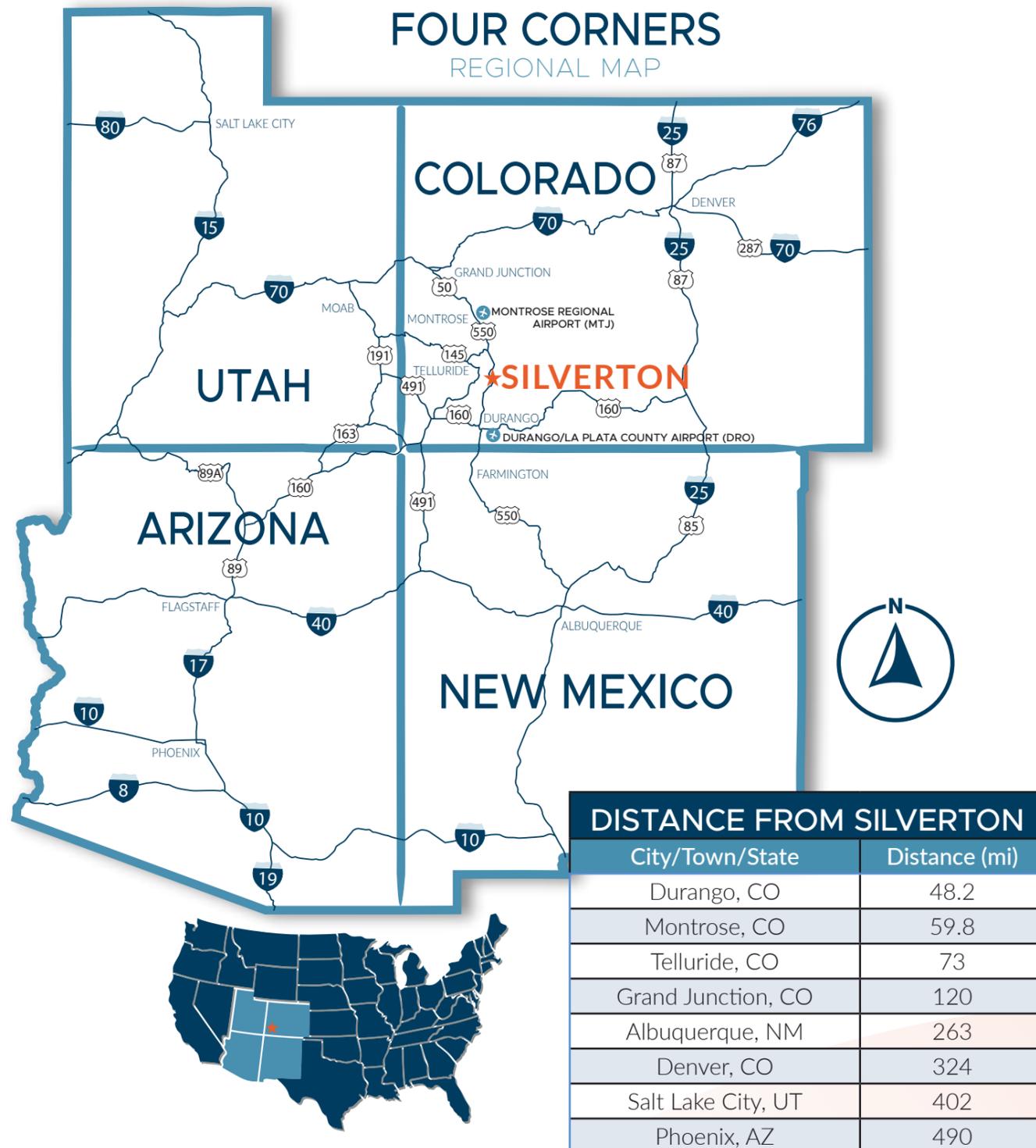
With all of San Juan County designated as a federal Opportunity Zone, Silverton is prime for investment. Our charming mountain village is a great place to start a business, raise a family, or retire. Silverton and San Juan County are committed to attracting and supporting high impact investments that will benefit and grow our community into the future.



| SILVERTON FAST FACTS | |
|------------------------------|--------|
| San Juan County Population | 764 |
| Town of Silverton Population | 663 |
| Elevation | 9,318' |
| Average Annual Snowfall | 152.9" |
| Average Days of Sunshine | 250 |
| Average Summer High | 73.1°F |
| Average Winter High | 40.9°F |

Location & Area Stats

Silverton is located in southwestern Colorado, 48 miles north of Durango, with easy access to the mountains, rivers, and deserts of the Four Corners region. It is the only incorporated town in San Juan County. Silverton is served by two regional airports that are roughly equidistant from town: Durango-La Plata Airport (DRO, 62.7 miles) and Montrose Regional Airport (MTJ, 62.1 miles).



WORK

Summer tourism is Silverton's current primary economic driver, but the winter and shoulder seasons are growing, and the community vision is to become less reliant on tourism by increasing the year-round population. The entrepreneurial spirit is alive and well in Silverton, with a number of thriving sectors including 4 season outdoor recreation, fine arts, light manufacturing, education, and construction. The unique contrast of available fiberoptic internet in Silverton relative to its remote mountain location makes it an increasingly attractive and viable place for entrepreneurs, start-ups and location neutral workers to call home. San Juan Development Association, the local economic development organization, provides business resources and training and operates a co-working space in the downtown business district. The community is embracing outdoor recreation as an economic development strategy and a means to building a more robust four-season economy.

Silverton's remote, high altitude location has fostered a community that is deeply rooted in mountain and snow culture, and several research and education institutions call Silverton home including the Center for Snow and Avalanche Studies, Mountain Studies Institute, and Silverton Avalanche School – the oldest operating avalanche school in the nation. A variety of winter-focused businesses operate in Silverton and its environs including a craft snowboard manufacturer, numerous backcountry lodges and huts, as well as snowmobile, snowcat and human-powered guiding operations.

All of San Juan County has been designated as a federal Opportunity Zone, and the area has numerous other tax incentives and designations. The mountain lifestyle coupled with excellent broadband, an array of tax incentives, and committed leadership makes Silverton an attractive option for adventurous entrepreneurs and investors keen on helping Colorado's rural communities thrive.



About Silverton

LIVE | WORK | PLAY | GROW



PLAY

In Silverton, access to the great outdoors is literally at one's doorstep. San Juan County encompasses 389 square miles, approximately 89% of which is public land managed by the United States Forest Service and Bureau of Land Management. The county has the highest mean elevation of any county in the U.S. at 11,240 feet. In summer, the town provides a perfect jumping off point for hiking, backpacking, camping, fishing, biking, rock climbing, mountaineering and four wheeling adventures. Winter sports enthusiasts enjoy fat biking, Nordic skiing and snowmobiling on an extensive network of groomed trails, as well as nearly limitless options for backcountry skiing and snowboarding as well as stellar natural ice climbing. Two ski areas bookend the winter experience, with Kendall Mountain offering family friendly beginner terrain and Silverton Mountain catering to advanced skiers and riders with guided, expert-only lift-served skiing and heli skiing.



Recreation Highlights



Weminuche Wilderness

The largest wilderness area in Colorado
<http://bit.ly/3qpSrnj>



Kendall Mountain

Beginner & family friendly community ski hill
www.skikendall.com



Alpine Loop

65 miles of jeep roads connecting Silverton, Lake City & Ouray
<http://on.doi.gov/2N68o3L>



Silverton Mountain

400+ inches of snow annually, expert guided lift-served & heli skiing
www.silvertonmountain.com



Million Dollar Highway & San Juan Skyway

One of the most scenic drives in the U.S.
<http://bit.ly/3dohEdZ>



Purgatory Resort

23 miles south
www.purgatoryresort.com



Durango & Silverton Narrow Gauge Railroad

Heritage railroad with annual ridership of 150K
www.durangotrain.com



Telluride Ski Resort

75 miles northwest
www.tellurideskiresort.com



Molas Lake Campground

Fishing, camping & hiking on Molas Pass
www.molaslake.com



Winter Grooming

150+ miles of mixed use winter trails
www.skikendall.com/nordic-trails

Cultural & Event Highlights



Iron Horse Bicycle Classic

www.ironhorsebicycleclassic.com



Hundreds in the Hills Land Cruiser Rally

www.100sinthehills.org



July 4th Celebration

<http://bit.ly/3bjfMR4>



Silverton Splitfest Backcountry Festival

<http://bit.ly/3doAH8a>



Hardrock Hundred Endurance Run

<https://hardrock100.com>



Silverton Skijoring

www.silvertonskijoring.com



Summer Sounds Music Series

<http://bit.ly/3dnFdUw>



Whiteout Fat Tire Bike Relay

www.silvertonwhiteout.com



Great Rocky Mountain Brass Band Festival

www.silvertoncolorado.com



Flying Dogs Sled Race

<http://bit.ly/3s8eRkI>



Hardrockers Holidays Mining Celebration

<http://bit.ly/37n23b5>



Snowscape Winter Carnival

www.skikendall.com



About Silverton
LIVE | WORK | PLAY | GROW

SILVERTON SCHOOL

Student-To-Teacher Ratio

9:1

GROW

With no stop lights, a more purposeful pace of life, and a deep-rooted mountain culture, Silverton is a place where children can still roam free and where access to nature is literally outside the front door. This is a place where dirty hands and dirty clothes are not only accepted but expected.

Silverton School

With enrollment of 75 students in grades K – 12, Silverton School provides an innovative, nationally recognized Expeditionary Learning model and low student-to-teacher ratio rarely found in public schools. In the classroom, teachers use best practices to create a student-centered, discovery-based approach as students deeply investigate compelling, real-world topics. Our school building, originally erected in 1911, recently underwent an \$11.8 million renovation, bringing this historic structure into the 21st century. With a fiber optic internet connection and a laptop provided to every student, Silverton kids have the world at their fingertips.

<http://www.silvertonschool.org>





Silverton Family Learning Center

Our local preschool is dedicated to inspiring students and community members to be lifelong learners with the courage and confidence to make a positive contribution to the world.

<https://www.sflc.co>

Silverton Youth Center

SYC fosters positive youth development in a safe, drug-free environment with affordable, age appropriate, and academically challenging activities outside of regular school hours.

Peak Summer Camp

This unique eight-week program provides individualized tutoring in core academics, and fun activities like outdoor adventure, science, art, theater, soccer, basketball, and swimming.



Who Lives & Works in Silverton/San Juan County?

POPULATION

Silverton's population has remained fairly constant over the past decade. Our goal is to grow the local population to approximately 1,500 year-round residents within the next ten years, to better support our school, businesses and community.



Population Goal

San Juan County has 764 residents and the goal is approximately 1,500 year-round residents for a sustainable community

| POPULATION | | | |
|----------------|------|------|-------------------------------|
| | 2010 | 2019 | Annual Avg % Change 2010-2019 |
| San Juan | 709 | 764 | 0.9% |
| Silverton | 646 | 663 | 0.9% |
| Unincorporated | 63 | 68 | 1.0% |

Source: Colorado State Demography Office

Population figures reflect permanent residents. Seasonal visitors and second homeowners are not included.



Property Crime

San Juan County has 3.94 property crimes per 1,000 people. The national rate is 20.68 per 1,000 people.



Violent Crime

San Juan County has 1.31 violent crimes per 1,000 people. The national rate is 3.57 per 1,000 people.



Retiring Soon

Retirement risk is high in San Juan County. The national average for an area this size is 221 people (55 or older), while there are 322 here.



Millennials

San Juan County has 151 millennials (ages 25-39). The national average for an area this size is 157.



Veterans

San Juan County has 60 veterans. The national average for an area this size is 43.



Racial Diversity

Racial Diversity is low in San Juan County. The national average for an area this size is 302 racially diverse people, while there are 123 here.



Workforce & Income

In 2019, county unemployment rates (3.0%) were higher than the state (2.8%) and lower than the nation (3.9%). Confidentiality concerns related to the small numbers in this county limit the publicly available information about jobs and income in many sectors. If 80% or more of the employment in an industry is in one firm, or if there are three firms or less in an industry, then the data cannot be disclosed per state statute.

| EMPLOYMENT & INCOME | | | | |
|---|-----------|-----------|-----------------|----------------|
| San Juan County 2018 Total Employment | # of Jobs | % of Jobs | Avg Annual Wage | #Jobs % Change |
| Construction | 28 | 7% | ND | -15% |
| Retail Trade | 53 | 13% | \$18,699 | 2% |
| Professional & Business Services | 26 | 6% | ND | -7% |
| Health Services | 16 | 4% | ND | -6% |
| Art, Entertainment & Recreation | 34 | 8% | \$23,712 | 3% |
| Accommodation & Food | 107 | 26% | \$22,777 | -14% |
| Other Services (except Public Administration) | 19 | 5% | \$18,515 | -14% |
| Government | 80 | 19% | \$44,467 | 7% |
| Sectors Not Disclosed (ND) | 54 | 13% | ND | 6% |
| Total | 417 | 100% | \$26,683 | -4% |

ND = Not Disclosed *Quarterly Census of Employment & Wages (QCEW)
Source: Colorado State Demography Office

Base Analysis

Base analysis distinguishes which industries are responsible for overall growth and change. These activities bring in outside dollars to circulate within the local economy. In San Juan the largest base employment industries are tourism, which has grown from 52% in 2015; and households that spend money earned elsewhere, which has declined from 26% in 2015.

Tourism is the primary base industry for San Juan County (57% of jobs). There are many types of businesses that support the tourism industry including lodging, second homes (construction and real estate sectors), services (restaurants, wholesale and retail trade, entertainment venues), and transportation.

Another very important base industry (29%) is created by households that spend money earned elsewhere (commuters) or at a different point in time (retirees). Household income includes money that comes from outside the local economy including transfer payments to retirees, the unemployed and the disabled; interest; dividends and rent. Household spending supports jobs in the local economy, where the retiree or commuter shops or pays for services locally.

| PERCENTAGE OF JOBS IN BASE INDUSTRIES | |
|---------------------------------------|-----------------|
| Base Industry | San Juan County |
| Agribusiness | 0% |
| Mining | 0% |
| Manufacturing | 1% |
| Government | 3% |
| Regional Services | 11% |
| Tourism | 57% |
| Households | 29% |
| Total # jobs | 341 |

Source: Region 9



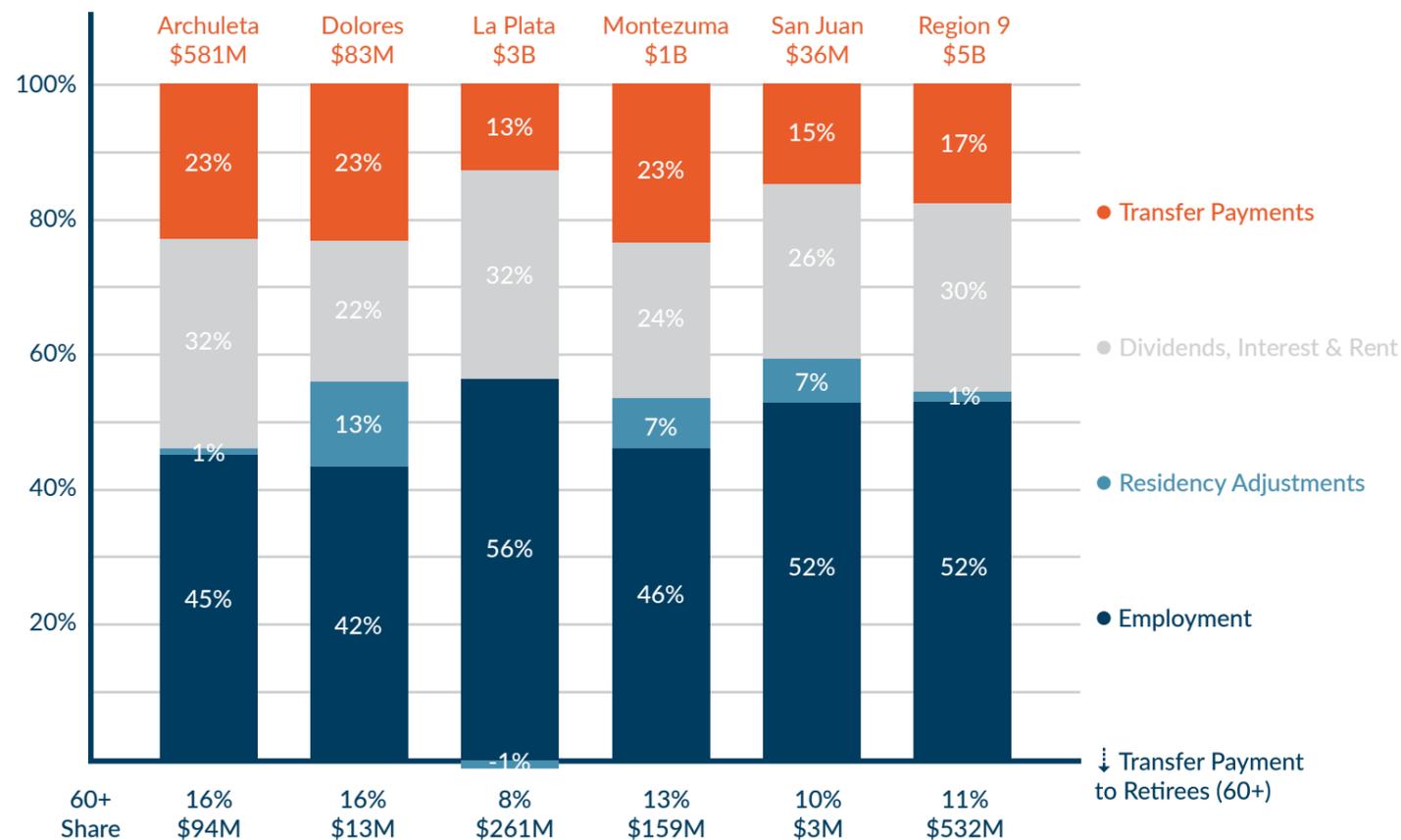
Anchor Employers

Top employers in Silverton are listed below and ranked based on the numbers of people that they employ. These numbers were collected from each employer if available, estimated based on information collected from past years, or provided by state agencies. Employers include local governments as well as private employers.

- Golden Block Brewery • San Juan County • Silverton School • Town of Silverton
- Pickle Barrel Restaurant • Handlebars Restaurant • Silverton Mountain • AK Cleaning and Staffing

TPI

Total Personal Income (TPI) is the sum of all income paid to residents of San Juan County from various sources. Retirees (60+) brought in \$3 million (10%) of TPI through transfer payments.



PER CAPITA INCOME 2018

| | PCI 2018 | % of USA |
|----------|----------|----------|
| USA | \$54,446 | 100% |
| Colorado | \$58,456 | 107% |
| San Juan | \$47,138 | 87% |

Source: Bureau of Economic Analysis

PCI

Per Capita Income (PCI) of San Juan County is 87% of National PCI and 80% of Colorado's PCI.

Liveable Wages

Many of the jobs in San Juan County/Silverton are in accommodation and food services, with an average annual wage of \$21,706. This is only 77% of the livable wage for one adult.

| 1 AVERAGE ANNUAL WAGES | | 2 LIVABLE ANNUAL WAGES | | |
|-----------------------------|-----------------|------------------------|---------------------|-------------------------------------|
| Region 9 - 2018 | Avg Annual Wage | Adult | Adult + Preschooler | 2 Adults + Preschooler + School-age |
| San Juan County - Silverton | \$26,683 | \$28,308 | \$50,339 | \$62,231 |

1 - LMI - 2018 Quarterly Census of Employment and Wages (QCEW) - all industries

2 - Region 9

| LIVABLE HOURLY WAGES | | | |
|-----------------------------|-----------------|---------------------|-------------------------------------|
| Region 9 - 2019 | Avg Hourly Wage | Adult + Preschooler | 2 Adults + Preschooler + School-age |
| San Juan County - Silverton | \$13.40 | \$23.83 | \$29.47 |

SILVERTON RENTAL COSTS

| Units | Rent | Income |
|-----------|---------|----------|
| 1 Bedroom | \$687 | \$27,480 |
| 2 Bedroom | \$900 | \$36,000 |
| 3 Bedroom | \$1,000 | \$40,000 |

Cost of Rental Housing

Actual rental costs in Silverton and San Juan County are substantially higher than Fair Market Value estimates.

Local Home Market in San Juan County

The median home price in San Juan County is \$324,000 requiring an income of \$45,857. More detailed information regarding San Juan County is available at www.scan.org under regional data.

| REGIONAL MEDIAN HOUSING PRICES IN 2018 | | | |
|--|---|--|---|
| Jurisdiction | ¹ Purchase Price 4.5% Interest 10% Down 30 Yr Loan Term | ² Qualifying Annual Income 43% DTI | ³ % of Families with less that Qualifying Income |
| San Juan County - Silverton | \$235,000 | \$45,857 | 28% |

1 - Purchase price based on median home prices in 2018 - Courtesy of the Wells Group, Durango CO

2 - Qualifying Annual Income courtesy of Bank of the San Juans, Durango, CO

3 - Based on estimates from the 2013-2017 American Survey (Census Table S1901)



Solid Waste

Bruin Waste Management provides for the community's solid waste services, which include commercial collections, recycling, and operation of the Town-administered transfer station.



Telecommunications

CenturyLink Communications provides local calling services. Verizon and AT&T provide the most reliable cell phone service in the area. Forethought provides affordable 50mbps and 150mbps residential high speed internet service and up to 1000mbps is available for commercial customers. Digital satellite service is provided by DIRECTV and Dish Network.



INFRASTRUCTURE & SERVICES



Electric

The entire county is served by San Miguel Power Association, Inc. There is a full-time line man stationed in Silverton.



Propane

Silverton LP Gas distributes propane in Silverton and San Juan County. Other heating sources used locally include wood, biomass pellets, and limited coal.



Water

Central water service is provided by the Town of Silverton within town limits. Outside of the Town's service area, water is sourced from wells.



Wastewater

Wastewater services within town limits are provided by the Town of Silverton. Outside of the Town's service area, private septic systems are used.

INFRASTRUCTURE & SERVICES



Police & Fire Departments

Police services in both the Town and County are provided by the San Juan County Sheriff's Department. Fire services are provided by Silverton/San Juan County Fire Authority, a local volunteer fire department.



Medical Facilities

The Silverton Clinic is staffed by a Nurse Practitioner and provides free medical services one day per week for residents. The San Juan County Public Health Department provides limited medical care and vaccinations. Silverton School, in partnership with Pediatric Partners of the Southwest, provides a school-based telemedicine program. Emergency medical services are provided by the Silverton-San Juan Ambulance Association, which is a mixture of paid and volunteer personnel. It is staffed with a Paramedic and EMT each shift which provides Advanced Life Support services in the Town and County. A local non-profit Search and Rescue team also provides some emergency medical and rescue services. Flight for Life is available out of Durango, and an urgent care facility is available seasonally at Purgatory Resort, 22 miles south of Silverton. Full-service hospitals are available about an hour away in Durango and Montrose.



Transportation

Silverton is served by two regional airports that are roughly equidistant from town: Durango-La Plata Airport (DRO, 62.7 miles) and Montrose Regional Airport (MTJ, 62.1 miles). FedEx and UPS provide daily shipping services. Kangaroo Express also services the area with deliveries. Weekly freight services are provided by FedEx Freight and RAC Transport.

ECONOMIC DEVELOPMENT STRATEGY



Strategic Priorities

Formerly a bustling mining town, when Silverton's last hard rock mine closed in 1991, the loss of this key industry brought economic hardship to the community. The town has reinvented itself through tourism, relying heavily on the summer season (June – September). While tourism is currently the main economic driver, the community has prioritized the development of a robust, year-round economy with the goals of attracting and retaining new residents and businesses and supporting the public services and facilities found in larger, more economically vibrant communities. The community seeks to address this challenge by pursuing investment and development in the priorities outlined below.

Research & Education

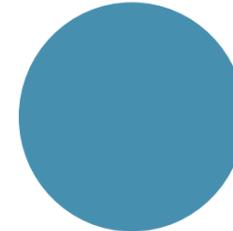
There is potential to capitalize on Silverton's surroundings and the legacy of hard rock mining through education and research. Mountain Studies Institute's Innovation Center will incubate new technologies in mining remediation, the Mountain Medicine Symposium and Silverton Avalanche School offer unique training opportunities for medical personnel and snow scientists in austere mountain environments, and the area could provide an ideal training and testing ground for outdoor gear manufacturers and athletes.

Fiber Redundancy

Silverton has lit fiber meaning that we have a very stable and direct, active fiber connection. There is currently a single fiber pathway from Durango to Silverton, and Silverton is working closely with San Miguel Power Association to create fiber redundancy to provide more stability and increase Silverton's attractiveness to location neutral workers.

Workforce Housing

Like many mountain communities, Silverton is experiencing a housing shortage. Currently more than 65% of Silverton homes sit vacant at least part of the year, as second homes or vacation rentals. Creating more workforce housing like the Anvil Mountain development, incentivizing infill with Accessory Dwelling Units, and revisiting zoning and building codes are just a few of the ways local government is addressing this issue.



Health & Human Services

Silverton needs a health care facility that can offer comprehensive care on a consistent basis. San Juan County Health Department and Silverton Clinic are open to discussing different expansion initiatives and there is potential for additional health and wellness offerings to be housed in the same facility such as a pharmacy, mental health services, and other care providers.

Outdoor Recreation

The community is embracing outdoor recreation as a strategy to simultaneously increase the quality of life for residents while diversifying the economy away from tourism. The 2019 Silverton Area Trails Plan and Kendall Mountain Recreation Area Master Plan are examples of this strategy at work (see below).

Downtown Revitalization

The Town of Silverton has prioritized a number of revitalization projects for the downtown business district including infrastructure improvements on Historic Blair Street (sidewalks, lights, drainage), a revamp of Columbine Park (an increased park footprint, new public restroom facility and satellite visitor's center), and renovation of the Town's historic Carnegie Library. The Town will also be embarking on a strategic wayfinding plan to improve signage and directional assets.

Business Support Services

Silverton business owners benefit from a regional ecosystem of business support services including the Small Business Development Center, Region 9 Economic Development District of Southwest Colorado, Southwest Colorado Accelerator Program for Entrepreneurs (SCAPE), and San Juan Development Association.

PLANS FOR THE FUTURE



OPPORTUNITY ZONE

Silverton/San Juan County Master Plan

This document provides the overarching vision and guidance for the community's future. Last updated in 2010, it is currently undergoing revision to ensure that the goals and strategies defined within are reflective of the community's current priorities.

<https://bit.ly/3be2Xrs>

Community Development Action Plan

Tracks progress on priority projects, including economic development, historic preservation, outdoor recreation, infrastructure, housing, land use, health and human services, arts and culture, business development and retention, and more. Updated every two years.

<https://bit.ly/3bgDspu>

Kendall Mountain Recreation Area Master Plan

Since 2017, the Town of Silverton has been working with the community to develop a vision for the future of Kendall Mountain Recreation Area, a Town owned and operated park and ski area. Public engagement efforts and a professionally prepared viability study show community support for further development of this underutilized asset, and confirm a basis for expanding skiing and other four season recreational opportunities on Kendall Mountain.

www.skikendall.com

Silverton Area Trails Plan

Adopted unanimously by the Town of Silverton and San Juan County in February 2019, this plan identifies 14 project areas as priorities for trail development in the county. The primary goal of this project is to diversify the community's recreation economy while simultaneously improving the quality of life for residents through the development of non-motorized trails for hikers, bikers and equestrians.

<http://bit.ly/3avlkrH>

Baker's Park Trail System Concept Plan

Developed by Silverton Singletrack Society and the International Mountain Biking Association, Baker's Park proposes the construction of 30 miles of bike optimized singletrack trails directly adjacent to town. The project has received financial support from both San Juan County and the Town of Silverton, and construction may begin as soon as spring/summer 2021.

<http://bit.ly/3bimF5p>

Animas River Corridor Revitalization Plan

Includes protection, improvement and expansion of riparian ecosystems, development of recreation amenities, expansion of community art and performance spaces, and development of interpretive exhibits of San Juan County's mining, railroad and mountain heritage.

<http://bit.ly/2ZqwlzW>

The State of Colorado's commitment to address the concerns and challenges of its rural communities will bolster these local plans. As outlined in the Governor's Rural Economic Blueprint, the administration is focused on expanding rural access to broadband services, tackling high health care costs, repairing rural roads and bridges, investing in rural economic development, and myriad other projects that ensure all Coloradans have the opportunity to thrive.

<http://bit.ly/2ZpXKHw>

What is an Opportunity Zone?

San Juan County in its entirety is an Opportunity Zone. Opportunity Zones (OZ) were enacted as part of the 2017 tax reform package (Tax Cuts and Jobs Act) to address uneven economic recovery and persistent lack of growth that have left many communities across the country behind. In the broadest sense, the newly enacted federal OZ program provides a federal tax incentive for investors to invest in low-income urban and rural communities through favorable treatment of reinvested capital gains and forgiveness of tax on new capital gains.

The Opportunity Fund creates an additional incentive to invest in San Juan County by deferring and possibly eliminating the capital gain tax on long-term investments. Investors can transfer unrealized capital gains into Opportunity Funds putting the full value of the capital gain to work. Some investors have a social investment drive – they want their capital to improve the communities they know and love.

Opportunity Zones help address a number of challenges:

- Promoting economic vitality in parts of the state that have not shared in the general prosperity over the past few years;
- Funding the development of workforce and affordable housing in areas with escalating prices and inventory shortages;
- Funding new infrastructure to support population and economic growth;
- Investing in startup businesses that have potential for rapid increases in scale and the ability to "export" outside the state of Colorado;
- Upgrading the capability of existing underutilized assets through capital improvement investments.

More details regarding the Opportunity Zone can be found at choosecolorado.com/opportunity-zones, or by contacting Region 9 Economic Development District of Southwest Colorado (<https://scan.org>).

Source: Colorado Office of Economic Development & International Trade

Benefit of an Opportunity Zone Investment

1

Temporary Deferral

A deferral of inclusion in taxable income for capital gains invested in Opportunity Funds until December 31, 2026

2

Step-up Basis

Reduction of tax owed on gains if held for 5 years (10%) 2 or 7 years (15%)

3

Permanent Exclusion

Any Growth in the value of the Opportunity Fund itself is tax free if held for 10+ 3 years

BUSINESS INCENTIVES FOR SILVERTON & SAN JUAN COUNTY

All incentives are subject to government approvals and successful applications.



FEDERAL INCENTIVES

Opportunity Zones

Opportunity Zones (OZ) were enacted to incentivize private investors to support distressed communities through private equity investments in businesses and real estate ventures. The OZ program provides a federal tax incentive for investors to reinvest capital gains in these geographically designated zones. All of San Juan County is approved as an official Opportunity Zone by the U.S. Department of the Treasury, U.S. census tract 972600. *

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<https://oedit.colorado.gov/colorado-opportunity-zone-program>



COLORADO INCENTIVES

The Colorado Office of Economic Development and International Trade offers a variety of incentives to businesses expanding into the State and several rural business programs. Those most relevant to San Juan County include:

Enterprise Zone Tax Credits: tax incentives to encourage businesses to stay, locate and expand in designated economically distressed areas of the state. There are 10 different credits and all of San Juan County is an Enhanced Enterprise Zone.

<https://oedit.colorado.gov/enterprise-zone-program>

Skill Advance Colorado Job Training Grant: is for companies that are relocating to or expanding in Colorado and provide funds only to net new hires. Existing Industry grants focus on providing assistance to established Colorado companies in order to remain competitive within their industry, adapt to new technology and prevent layoffs.

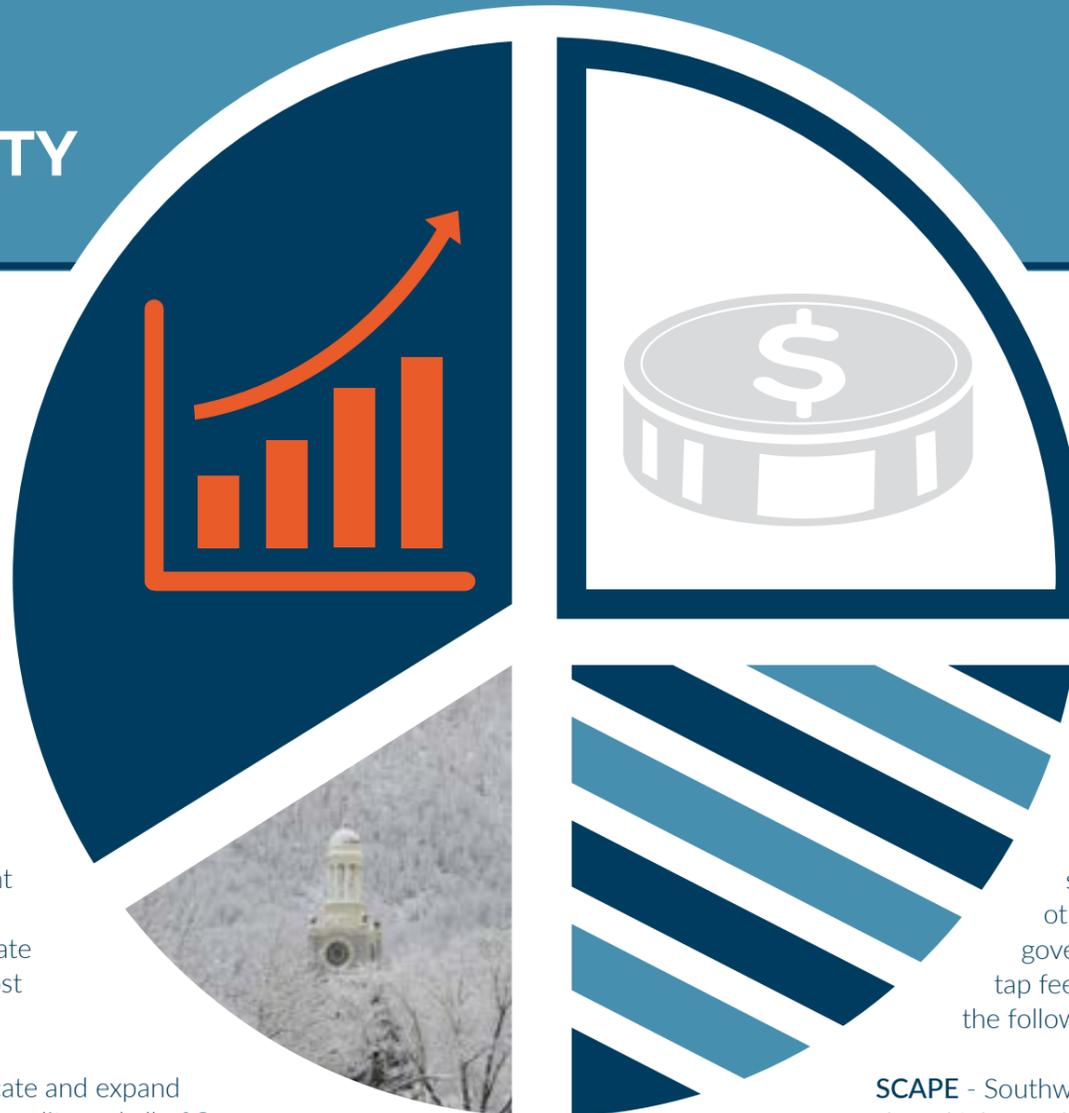
<https://oedit.colorado.gov/skill-advance-colorado-job-training-grant>

Commercial Historic Preservation Tax Credit: jointly administered with History Colorado for owners of designated commercial properties that do a certified rehabilitation of their property.

<https://oedit.colorado.gov/commercial-historic-preservation-tax-credit>

Location Neutral Employment (LONE) Program: The performance-based Location Neutral Employment, formerly Remote Rural Work, incentive provides a standard Job Growth Incentive Tax Credit for urban/rural job creation connections.

<https://choosecolorado.com/doing-business/incentives/location-neutral-employment-program/>



Rural Jump Start: A program for out of state businesses and new hires that relocate to Jump-Start Zones. San Juan County is a Rural Jump Start County.**

<https://oedit.colorado.gov/rural-jump-start-program>

Space to Create: This program is the first state driven initiative in the nation to develop affordable housing and workspaces for artists and art organizations. Designed to position Colorado as the leader in artist-led community transformation in rural communities Learn more.

<https://oedit.colorado.gov/space-to-create-colorado>

REGIONAL & LOCAL SUPPORTS & INCENTIVES

The Town of Silverton and San Juan County are committed to supporting economic development efforts through infrastructure development, streamlining approvals, the creation of public-private partnerships, and other creative strategies. Creating additional incentives is a priority for local government, which is considering such ideas as sales tax abatement, interest free tap fee loans, utility service fee abatement and property tax abatement. In addition, the following business support programs are available locally:

SCAPE - Southwest Colorado Accelerator Program for Entrepreneurs (SCAPE) creates more high growth and job creating companies in Southwest Colorado; by providing education, mentoring, and access to funding for startups and early-stage companies.

www.goscape.org

Southwest Small Business Development Center provides free business counseling, technical assistance, trainings, business plan development.

www.sbdcfortlewis.org

Colorado Procurement Technical Assistance Center (PTAC) prepares businesses for federal and state contracts.

www.coloradoptac.org

Manufacturer's Edge is a statewide manufacturing assistance center through onsite technical assistance through coaching, training, and consulting.

www.manufacturersedge.com

*Source: Economic Innovation Group | EIG.org

**Colorado Office of Economic Development & International Trade



CONTACTS



Town of
Silverton

Town of Silverton

<https://townofsilverton.colorado.gov>
970-387-5522



San Juan County

<https://sanjuancounty.colorado.gov>
970-387-8040



Region 9 Economic Development District of Southwest Colorado

<https://scan.org>
970-247-9621



San Juan Development Association

www.sanjuandevlopment.com
970-769-3486



Silverton Area Chamber of Commerce

www.silvertoncolorado.com
970-387-5654

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Byron Wiedemann, Dave Emory, Eileen Fjerstad, Gina Rosato, Howie Stern, Jerry Roberts, Lisa Branner, Mountain Studies Institute, Ray Dileo, San Juan County Sheriff's Office, San Juan County, Silverton Area Chamber of Commerce, Silverton Public School, Silverton/San Juan EMS and Mountain Rescue, Silverton Snowmobile Club, Town of Silverton, and Venture Snowboards
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