Southwest Colorado BDO Zone Rating: ‘BBB’

- ✔ **Approximately 60,000 bone-dry tons** (bdt) of low-risk woody biomass available **at $55-$100 per bdt**.
- ✔ **Existing logging and grinding equipment** capacity is sufficient to supply rated biomass quantities.
- ✔ Great opportunity to **co-locate with existing sawmill and pellet mill**, sharing infrastructure to expedite operations.
- ✔ **Limited competition** for available sawmill residues, forest residues, and softwood pulpwood within the Supply Zone.

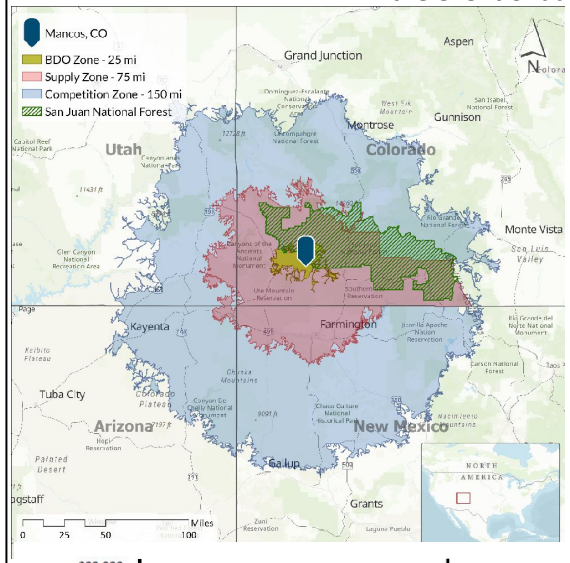
View and download the BDO Zone Rating **here**.

SOUTHWEST COLORADO
Biofuel Development Opportunity Zone

RATING GRADE: ‘BBB’
Date of Issue: April 25, 2025

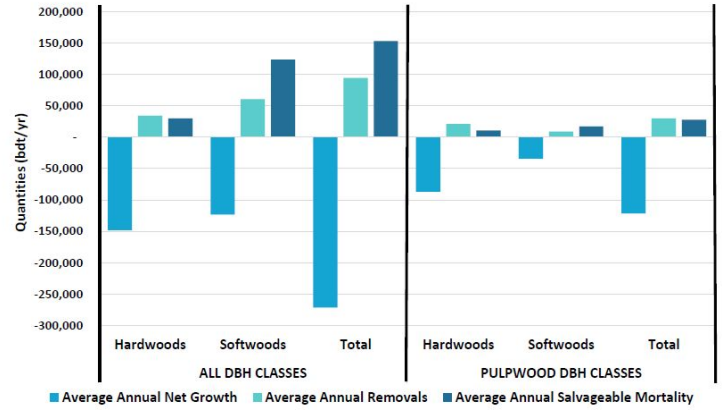
BBB
Good Quality

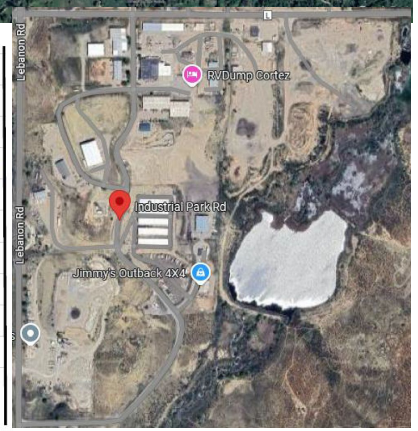
The Southwest Colorado Biofuel Development Opportunity (BDO) Zone, is rated 'BBB', or 'low-moderate' risk. ‘BBB’ ratings indicate low-moderate prospects for Feedstock Supply and Infrastructure (FS&I) with an elevated vulnerability to risk over time, particularly in the event of adverse business or economic conditions.











BD OZ | THE BIOFUEL DEVELOPMENT OPPORTUNITY ZONE INITIATIVE

REGION 9
Economic Development District of SW Colorado

BDO Zone 'BBB' Rating for Woody Biomass Development

Maximizing Biomass Potential in Southwest Colorado



Laura Lewis Marchino
Executive Director
Region 9 Economic Development District of Southwest Colorado
November 6, 2025



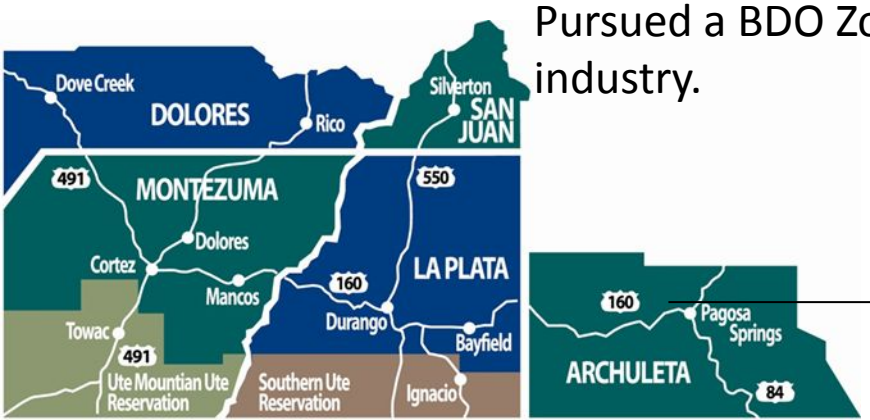
Overview/background on the organization

Background: Region 9 Economic Development District of Southwest Colorado (Region 9 EDD) is a regional governmental entity representing five counties, 10 cities and towns, and the only two tribes in Colorado.

We oversee projects and program that cross county-lines such as broadband, transportation, housing, and regional economic development.

Mission: *To be a regional leader, working cooperatively with government agencies, and the private and public sectors to improve economic conditions and prosperity in the counties and communities of Archuleta, Dolores, La Plata, Montezuma, San Juan, the Southern Ute Indian Tribe, and the Ute Mountain Ute Tribe.*

Pursued a BDO Zone rating to help diversify our rural economy and revitalize our timber industry.



REGION 9
Economic Development

Economic Assets

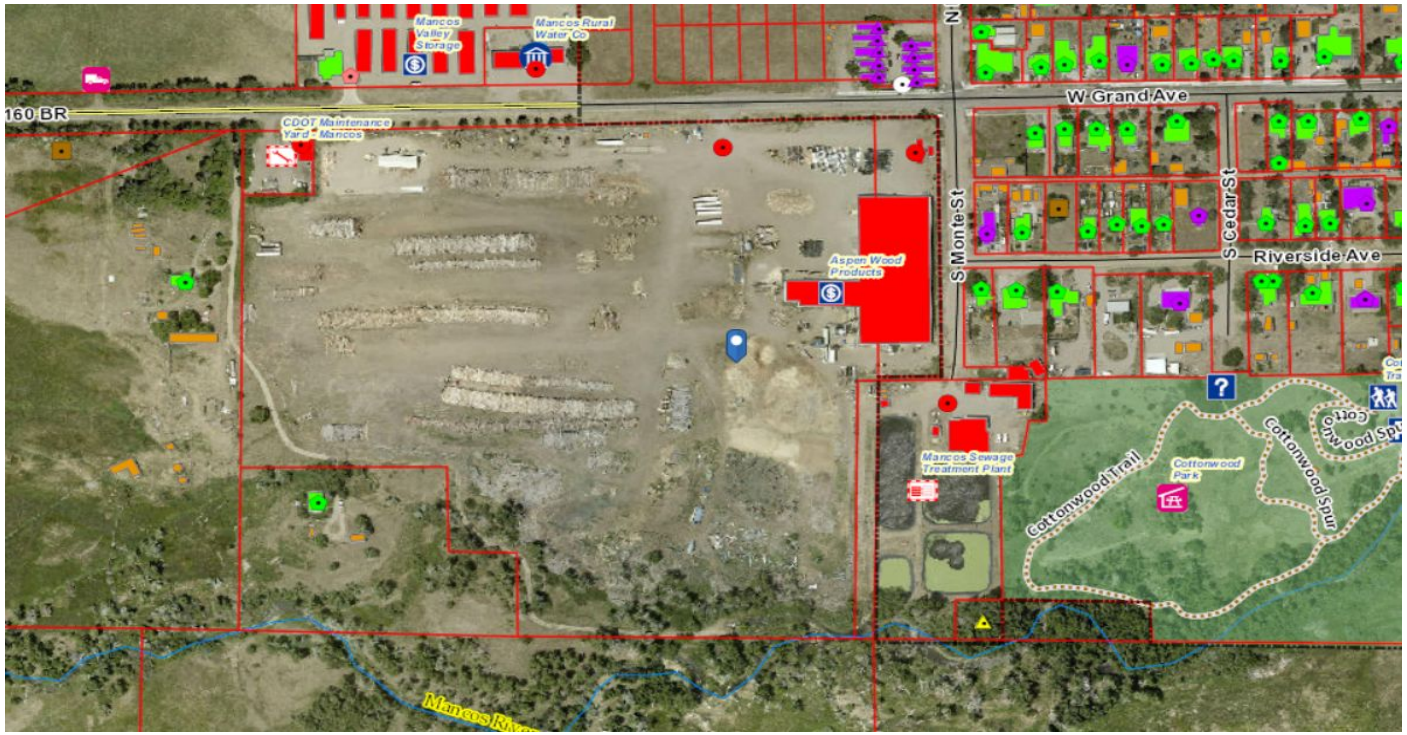
- Centrally located in Four Corners between Albuquerque, NM; Phoenix, AZ; Salt Lake, UT; Denver, CO.
- Public lands make up 45% of region and 17% are tribal lands. The public lands include the San Juan National Forest, an area of over 1.8 million acres and Colorado Forest land.
- The region is home to Mesa Verde National Park, as well as four national monuments. Key industry sectors include tourism and outdoor recreation, healthcare and finance.
- BDO region covers two counties, Montezuma and Archuleta due to having pockets of wood products activity across the region but centered in Mancos, CO.
- Durango/La Plata Airport is served by United Airlines and American and connects to Phoenix, Denver and Dallas.
- Freight Railroad spur planned for next decade to within 30 miles of our New Mexico/Colorado border.

REGION 9
Economic Development



Site 1: Aspen Wood Products
Mancos, Colorado







REGION 9 Economic Development

Aspen Wood Products – co-location opportunity on 30-acre site for increasing economies of scale, supply chain opportunities. Centrally located in BDO Zone.



Site 2: Cloman Industrial Park – Pagosa Springs, Archuleta County



REGION 9

- Manufacturing (primarily wood products) provided 30% of Archuleta's total work income and generated $7.4 million in earnings in the 70's.
- 40-acre subdivision containing 29 lots of .8 to 1.5 acres each in beautiful Pagosa Springs, Colorado.
- All utilities are present including natural gas, Phase 3 electric, telephone, water, sewer and high-speed internet.
- Sawmill and biochar facility at location
- Adjacent to Steven's Field airport and US Highway 160





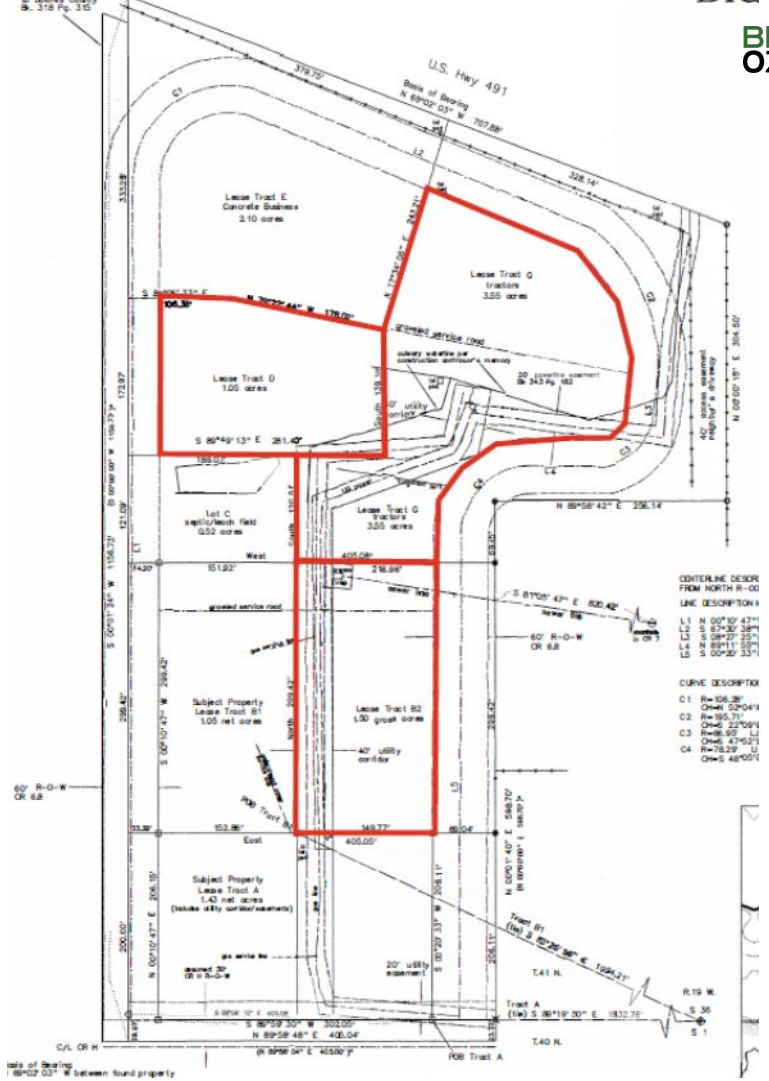
REGION 9 Economic Development

Site 3: Weber Memorial Business Park – Dove Creek, Dolores County



REGION 9

- Several 1-1.2-acre sites available adjacent to Town of Dove Creek.
- Borders US Hwy 491
- 25 miles from Monticello, UT
- Available high-speed internet, potable water, electricity, City of Dove Creek septic, natural gas, cable and telephone.
- Former location of biodiesel facility



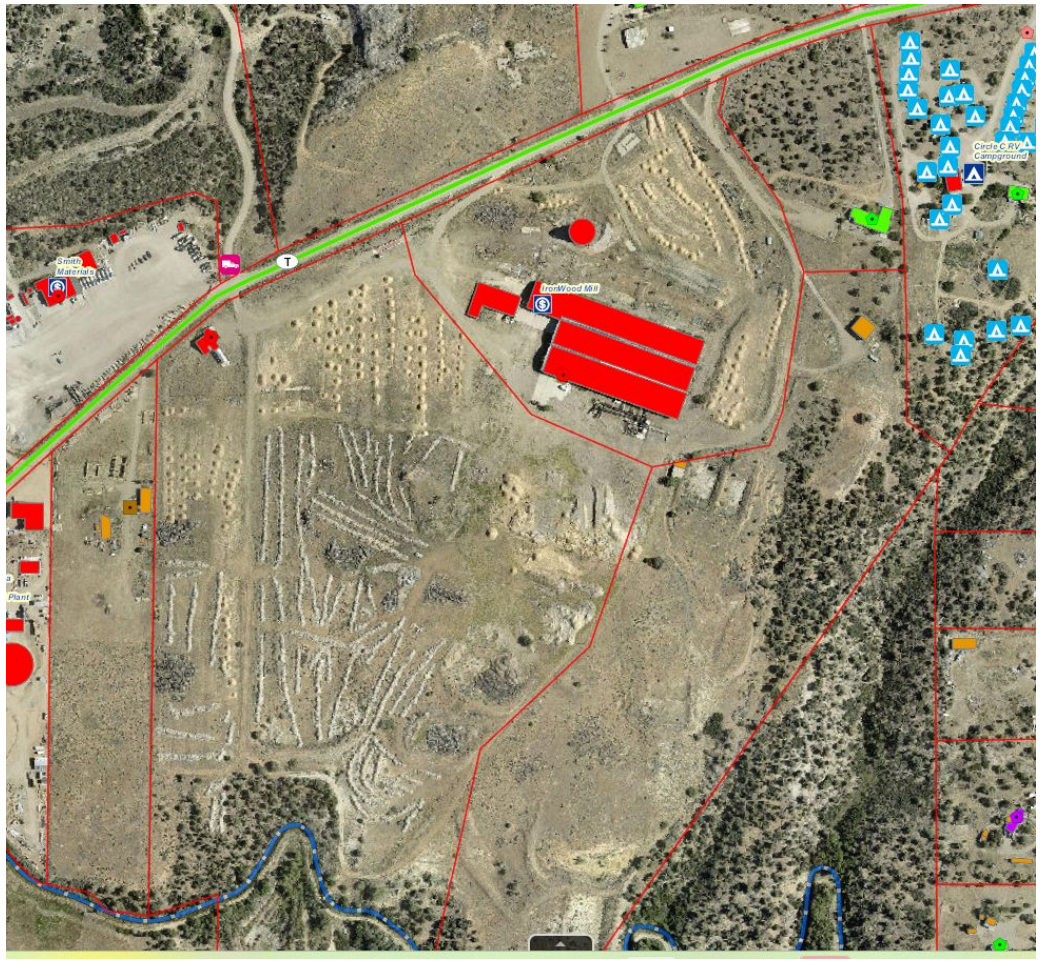


REGION 9
Economic Development

Potential Site 4: Former Ironwood Plywood facility -- Montezuma



- 19.62 acre and 45.5 acre lots
- Building infrastructure
- 7 miles from Aspen Wood Projects
- 27930 CR T and CO 184 and US Highway 145



REGION 9 Economic Development



Social infrastructure and workforce assets

- Strong community interest in forest health, fire mitigation and locally produced housing.
- Great progress with housing availability – utilizing timber assets for two new housing manufacturers two companies using locally sourced wood.
- Regional economy and cross state workforce commuter patterns.
- Three hospitals, higher education, two community colleges, two airports, and tribal communities.
- Agriculture, Forestry, Fishing and Hunting Sector had 3,528 jobs and 3% of the economy.
- Regional population 100K, Civilian Labor Force 49,200.
- Strong entrepreneurial network with business support systems: SBDC office, Southwest Colorado Accelerator Program for Entrepreneurs (SCAPE), APEX Accelerator, Manufacturer's Edge.

REGION 9
Economic Development



Available Incentives

Enterprise Zone State Tax Credits – 8 different state credits for investment, job training and new job creation, manufacturing and vacant building rehabilitation based on location in an EZ.

Rural Jumpstart Zone – a tax relief program for new businesses and new hires who locate or start up in State designated Rural Jump-Start zones. Businesses must be unique in nature and have no competitors in the surrounding region.

- Relief from state income taxes for the new business
- Relief from the state sales & use tax for the new business
- Relief from county and municipal business personal property tax for the new business
- Relief from state income taxes for the employee

Local EZ Tax Abatement – Ability to abate property tax increases resulting from property improvements

REGION 9
Economic Development



Available Incentives

The **Job Growth Incentive Tax Credit** is an eight-year job incentive to support competitive, multi-state, or country relocation and expansion projects. The credit gives businesses a Colorado state income tax credit equal to 50% of the FICA (Federal Insurance Contributions Act) tax paid by the business per net new job for each calendar year.

The tax credit is performance-based. If a company under performs in job creation or wages, the company will not receive the total credit amount. A business may carry forward the unused tax credit and apply it in each of the 10 succeeding income tax years.

Your business may not start or announce the proposed project in Colorado until a application is submitted and approved. You must wait to complete any of these activities including but not limited to:

- Locating or expanding in the state
- Signing a lease
- Hiring employees related to this project
- Making material expenditures for this project

REGION 9 Economic Development



Available Incentives

Available Opportunity Zone and HUB Zone location tax benefits

Colorado State Forest Service Programs
-**Timber, Forest Health & Wildfire Mitigation Workforce Development** Reimbursement grants – up to 50% cost to hire and train new employees
-**Forest Restoration & Wildfire Risk Mitigation Grants**
-Wildfire Risk Mitigation Loan Fund administered by the Colorado State Forest Service (CSFS) and participant lenders including Region 9 -provides access to financing, and improves the financial health of Colorado's wood products manufacturing, timber harvesting and removal (trucking), and wildfire mitigation contractors.

Region 9 EDD- Business Loan Fund for businesses

REGION 9
Economic Development





Thank you! We love our region like you love your sports team!

Region 9 Economic Development District of Southwest Colorado
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Durango, CO 81301
www.region9edd.org
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laura@region9edd.org



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