



TOWN BOARD SPECIAL MEETING

February 13, 2019 - 6:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

Mayor Melendez called the meeting to order at 6:02 p.m.

1. Roll call

Mayor Kristie Melendez
Mayor Pro Tem Ken Bennett
Myles Baker - ABSENT
Barry Wilson
Paul Rennemeyer
Tom Jones
David Sislowski

Also Present:

Shane Hale, Town Manager
Ian McCargar, Town Attorney
Scott Ballstadt, Director of Planning
Dennis Wagner, Director of Engineering
Stacy Miller, Director of Economic Development
Krystal Eucker, Town Clerk

2. Review of Agenda by the Board

Town Board Member Rennemeyer moved to approve the agenda as presented, Mayor Pro Tem Bennett seconded the motion. Roll Call on the vote resulted as follows; Yeas - Bennett, Jones, Melendez, Rennemeyer, Sislowski, Wilson; Motion Passed.

3. Presentation

- Presentation by Brinkman representatives; question and answer.

Jay Hardy with Brinkman gave a presentation on the backlot development proposal.

Elements of the proposal include:

- Creating a mixed-use destination
- Leveraging proximity to Windsor Lake while connecting to the downtown area
- Increase the vitality of the community's core
- Collaborative parking solutions
- Collaboration with the American Legion

Phase I - Town Public Works Lot

- Brinkman to purchase old American Legion building
- Brinkman to purchase and redevelop a new American Legion building at 213 and 215 4th Street
- Bertsch lot will become the new temporary parking lot
- New 78,000 square foot mixed-use building on Town Public Works lot to include 6,000 square feet of commercial space as well as 80 residential units

Phase II - DDA Block

- Brinkman will begin development of the DDA block while still working on the Town Public Works lot
- New mixed-use buildings with commercial hubs on both ends and residential in the middle
- Residential parking will be on site
- Scenic alley will visually connect the DDA block and the Town Public Works lot

Incentives that were listed in the original RPF include:

- Availability of Town/DDA property
- Tax increment financing
- Facade Improvement program
- Town fee waivers
- Streamlined approval process

Project requests by Brinkman include:

- Tax increment sharing per term sheet
- Town fees waived Contribution of Town/DDA property
- Participation in DDA facade improvement program
- Expedited approvals through the Town

Robbie Doman, Commander for American Legion Post 109 addressed the Board and informed them the local American Legion has been a part of the community for approximately 70 years. The Legion welcomes military veterans and provides a number of services to the veterans. The Legion is not just a veteran organization as it is one of few Legions in Colorado that is open to the public. The American Legion structure itself is an old POW officer's quarters from 1942 which is in need of numerous updates. Commander Doman is excited to be working with the DDA and the Town on moving the American Legion to the new facility.

B. EXECUTIVE SESSION

1. A joint executive session between the Windsor Town Board and Windsor DDA Board of Directors pursuant to Colorado Revised Statutes § 24-6-402 (4)(e)(I) for the purpose of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators with respect to Brinkman Redevelopment Proposal. (Shane Hale, Town Manager; Matt Ashby, Director of Windsor Downtown Development Authority)

Town Board Member Sislowski moved to go into executive session pursuant to Colorado Revised Statutes § 24-6-402 (4)(e)(I) for the purpose of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators with respect to Brinkman Redevelopment Proposal., Mayor Pro Tem Bennett seconded the motion. Roll Call on the vote resulted as follows; Yeas - ; Motion Passed.

Upon a motion duly made, the Town Board returned to the Special Meeting at 8:43 p.m.

The Executive Session was closed and the Town Board returned to the Special Meeting.

Upon returning to the Special Meeting, Mayor Melendez advised that if any participants in the Executive Session believed the session contained any substantial discussion of any matters not included in the motion to convene the Executive Session, or believed any improper action occurred during the Session in violation of the Open Meetings Law; such concerns should now be stated. Hearing none, the Special Meeting resumed at 8:43 p.m.

C. ADJOURN

A handwritten signature in black ink, appearing to read 'Krystal Eucker', written in a cursive style.

Krystal Eucker, Town Clerk