



**BOARD OF DIRECTORS MEETING**  
**January 20, 2021 | 7:30AM– 9:00AM**  
**301 Walnut Street, Third Floor, Windsor, CO 80550**

**(NOTE: Meeting will be held via ZOOM only.)**

<https://us02web.zoom.us/j/83545131638?pwd=Zzh2OTZqbU1HU1B1ZXNsUEZMWXowdz09>

Meeting ID: 835 4513 1638

Passcode: 249734

One tap mobile

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**Agenda**

- A. Call to Order **7:30AM****  
B. Roll Call  
C. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration by the Board  
D. Public Invited to be Heard (*3 Minutes Per Person*)  
E. Approval of Minutes from the Regular Board of Directors Meeting December 16, 2020 and Special Meeting January 6, 2021.  
F. Report of Bills, Budget Status – M. Ashby  
G. Resolution 2021-DDA-01. A Resolution of the Board of Directors of the Windsor, Colorado, Downtown Development Authority Designating a Location for the Posting of Public Meeting Notices and Establishing Regular Meeting Dates. – J. Liley  
H. Small Façade Improvement Grant – 427 Main Street – Dave Roberts. *Staff Recommend Approval. Sample motion: Move to approve funding not to exceed \$500.00 for a Small Façade Improvement Grant for 427 Main.*  
I. Façade Improvement Grant – 419 Main Street – Grant Nisely. *Staff Recommend Conditional Approval. Sample motion: Move to conditionally approve funding not to exceed \$19,250.00 for a Façade Improvement Grant for 419 Main pending revisions to the plans for (insert if necessary) and planning department approval.*  
J. 7<sup>th</sup> and Walnut Corridor Plan Update – Paul Hornbeck (Town), Carlos Hernandez.  
K. **KEY INITIATIVES: **8:30AM****
  1. Committee Assignments – Board Lead and Topics
  2. Mill Project Update – Entertainment District Feasibility Study
  3. Backlot Boardwalk Update
    - i. 215 4<sup>th</sup> Street Update
      1. Proposals Received, Interviews Scheduled
    - ii. Backlot Alley
      1. Prioritization of next steps
    - iii. 512 Ash Demolition
      1. Demolition Status Update – (Mike Scholl)
      2. Consideration of the following agreements:
        - a. Hudspeth Abatement and Demolition Agreement  
*Sample motion: Move to approve the attached agreement with Hudspeth and Associates, Inc., and authorize DDA legal counsel to make minor changes to the agreement that do not substantially*

Note: Double Underlined items indicate attachments.



DOWNTOWN DEVELOPMENT AUTHORITY

*alter the DDA's rights or obligations and further authorize the board chair to execute the agreement.*

b. DiNardo Agreement (DDA owners rep)

*Sample motion: Move to approve the attached agreement with Mr. Di Nardo and authorize DDA legal counsel to make minor changes to the agreement that do not substantially alter the DDA's rights or obligations and further authorize the board chair to execute the agreement*

c. NeuMark Agreement Termination – J. Liley

*Sample motion: Move to approve termination of the agreement with Neumark Commercial Builders, LLC, with payment to Neumark of \$3,000 for services rendered and mutual acknowledgement of no-fault, and authorize the board chair to execute a termination agreement.*

iv. Backlot Development

1. Proposals Received, Interviews Scheduled

4. District Expansion/Sustainability – No Updates

L. Executive Director's Report – M. Ashby

M. COMMUNICATIONS & NEWS:

N. Adjourn

**9:15AM**

Note: Double Underlined items indicate attachments.