



WINDSOR DOWNTOWN DEVELOPMENT AUTHORITY

P.O. BOX 381, Windsor, CO 80550

www.windsordda.com

BOARD OF DIRECTORS MEETING

July 22, 2020 | 7:30AM– 9:00AM

301 Walnut Street, First Floor Conference Room, Windsor, CO 80550

Notice: due to health concerns related to covid-19, this month’s board meeting will be held by zoom. The general public is welcome to attend this meeting and may do so by zoom meeting, click on the link:

<https://us02web.zoom.us/j/88585391572?pwd=SDZMamNCU2Q2TFAXd1hMSWIJTExJQT09>

or by calling: 1-312-626-6799 | Meeting ID: 885 8539 1572 | Password: 179771

One tap mobile +16699009128,,88585391572#,,,,0#,,179771#

MINUTES

Attendance: Dan Stauss, Dean Koehler, Dan Brunk, Brent Phinney, Paul Rennemeyer. Excused: Heidi Washburn. Staff: Matt Ashby, Josh Liley. Guests: Kelly Hall – Clearview Library, Trisha Conway.

A. Call to Order 7:30AM

B. Roll Call –

C. Public Invited to be Heard (*3 Minutes Per Person*) - Kelly Hall – *Wanted to listen in.*

D. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration by the Board - **Moved BP. Second DK. Approved Unanimously.**

E. KEY INITIATIVES: 7:45AM

1. Mill Project Update – Peculiar Ales Opening August. **MA: Reach out to Cacciatore and checking in.**

2. Backlot Boardwalk Update

i. 4th Street –Joint meet w/ Town Board Summary. MA: Provided an update on the meeting. Board determined to not move forward. Consider a feasibility study. DB: I think we could work on tracking down some of these issues on our own. BP: I think it’s a little early to pursue a formal study – let’s generate a few leads and scope out what we’re looking for and what we want would be good. DS: I’d like for Matt to reach out and generate some ideas and pro/con for the concept. DK: I agree, I don’t think we’re going to get good numbers. PR: I talked to a developer and he noted that there are a few entities that have completed feasibility studies for folks who have worked on these studies previously. They might also have some good feedback. MA: Research and connect with a few properties and Pauls consultant.

ii. *Executive Session for the purpose of:*

Determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators with respect to the 4th Street property jointly owned by the DDA and the Town of Windsor, pursuant to Colorado Revised Statutes § 24-6-402 (4)(e)(I).

The Board determined no session needed.

iii. Backlot Alley

1. Alley Design Update – MA: Provided an update on the design process. We could approach with a more deliberate design process to establish a more specific design process. DK: I’m not sure we want to be describing pad sites. BP: I think us starting the process would allow us the option to present as a blank slate or start to set up options for pad sites and parking. DK: So the idea would be to function more as the developer on our own? BP: Yes. I think that’s the only way to move forward with a vision. If we

Note: Double Underlined items indicate attachments.



WINDSOR DOWNTOWN DEVELOPMENT AUTHORITY

P.O. BOX 381, Windsor, CO 80550

www.windsordda.com

can revamp and create a vision to determine that we might be able to sell individual sites to different entities. DS: I think this gives us the independence to go out and recruit. With a developer, its possibly an all or nothing. This would allow us to do projects on the bookends to provide more flexibility. DB: As you take away space for developers to use, we might have to spend more on the shared spaces. Developers wouldn't be as interested in paying for some of the other joint amenities. DK: So that means we would have to go through a planning process. I don't know how much difficulty that would be. BP: I don't know that we have to go to that level of detail. Let's create a vision plan that provides some options. DB: Shouldn't we wrap this into our replat process? MA: If we want to wait a bit on the replatting, we wouldn't have to go twice. JL: Cleanup might be reasonable with a clean plat. DB: I think working on a brainstorming session would be good to get some ideas out on the table. With a few concepts for buildings and parking. PR: I'm in favor of action to help move this forward. The Town Board is interested in moving this forward as soon as possible. DB: I don't want to go through what we did with the wayfinding project. JL: If there are more than three people, meeting would need to be noticed. **MA: Schedule work-session.**

2. Xcel 1% Undergrounding Status Update – BG is moving
- iv. 512 Ash Demolition
 1. Utility Removal Status Update. MA:
 2. Demolition Status Update.
3. District Expansion/Sustainability – No Updates

F. Approval of Minutes from the Regular Board of Directors Meeting June 17, 2020 – M. Ashby
Motion to approve: PR. Second: BP. Approved unanimously.

G. Report of Bills & Financial Report – M. Ashby

MA: Provided an overview of the bills. DB: It seems like those benches are needed in destination locations. I see the majority of pedestrians between 4th-5th. Is there something more efficient? BP: Is there any chance we could put it on the through lot. Since that's going to be a restaurant, that could be good. MA: We could certainly place near the bistro in front of the through lot. DK: I like that idea. BP: If we put it out front, that would be fine. JL: I'm wondering if there's a parking easement on that property. MA: Get Placement completed.

Motion to approve. DK. Second. BP. Approved unanimously.

H. Executive Director's Report – M. Ashby

- i. 500 Main Street – Façade Improvement Program – Grant Application.
- ii. Emergency Response Activities
 - a. CDOT Grant Approach – MA: Provided an overview of grant application. DS: I think we should move forward. It would be great to have options to use the tables for an event. DK: I say move forward.
 - b. To-Go Parking Space Designation (Painting) – MA: MA: We had an inquiry from a non-restauarnat...
 - c. Open Flags Additional Order – MA: this was very positive. We've received great feedback.
 - d. Window Display/Visual Merchandising Workshop Summary. DS: We got great ideas and feedback on the consultant.

Note: Double Underlined items indicate attachments.



WINDSOR DOWNTOWN DEVELOPMENT AUTHORITY

P.O. BOX 381, Windsor, CO 80550

www.windsordda.com

e. Additional Virtual Tours (CDOT Grant) – MA: Inquired as to whether the DK: If it doesn't require much time.

iii. Main Street – Graduate Status Application – DB: If you have time to allocate, you should move forward. DS: Are we able to transfer Ayres efforts from other line items? MA: You certainly can.

I. COMMITTEE REPORTS: **8:30AM**

J. COMMUNICATIONS & NEWS:

i. Board Applications are now open. We have posted to the Facebook and Website. Interested parties are encouraged to apply as soon as possible.

K. Adjourn **9:15AM**

Moved to adjourn at 8:35am. PR. Second. DS.

Note: Double Underlined items indicate attachments.