



BOARD OF DIRECTORS MEETING
March 17, 2021 | 7:30AM– 9:00AM
301 Walnut Street, Third Floor, Windsor, CO 80550
(NOTE: Meeting will be held via ZOOM only.)

MINUTES

Attendance: Dan Brunk, Jim Cosner, Paul Rennemeyer, Brent Phinney, Dan Stauss. Excused: Dean Koehler, Heidi Washburn. **Staff:** Matt Ashby, Josh Liley. **Guests:** Jill Burrell, Michelle Vance, Kelly Hall.

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

DS presented an update to the agenda would include members of partner agencies. I would also look to have Michelle on the agenda presenting quarterly to get the board up to speed for an expanded 10-15 minutes. MA: Schedule NEXT MEETING in person. MV: Would want to meet as a committee quarterly. BP: A quarterly report would be great.

Motion to approve as presented. Motion BP. Second. JC. Approved unanimously.

D. Public & Partner Agencies Invited to be Heard (3 Minutes Per Person)

MV: Chamber has done a lot of work on gaining back trust. One of the items expanding is tourism. Changing the name to Chamber and Visitor Bureau to market. Lots of low hanging fruit. Started a Tourism Commission that has it's own bylaws and work autonomously. Will have a consistent message about Windsor. Want to work together. The BE Local Magazine guide will be published shortly – cover and newsletter included. Cover is an aerial photo of the Downtown. Inside the theme for the edition is Development with an article. Including construction companies and building Windsor. Also want to start up the conversation of the Wine Walk. MA: Schedule meeting with MV to talk about upcoming promotions. Daytrip planner "Discover Windsor." Mother's Day fashion show for Mother's Day.

E. Approval of Minutes from the Regular Board of Directors Meeting February 17, 2021 and Special Meeting February 23, 2021.

Motion to approve as presented. BP. Second DB. Approved unanimously.

F. Report of Bills, Budget Status – M. Ashby

Motion to approve as presented. BP. Second. JC. Approved unanimously.

G. KEY INITIATIVES: 8:30AM

1. Committee Assignments – Board Lead and Topics
2. Mill Project Update – Entertainment District Feasibility Study – M. Ashby

MA: Provided update. On site discussions will be held next week with the consultant. The report should be ready in draft format in May with a final in June.

3. Backlot Boardwalk Update
 - i. Tribe Development, Exclusive Negotiating Agreement & Letter of Intent (ENA) –

Motion: BP. Second: PR. Approved Unanimously. Approve the ENA between the DDA, the Town and Tribe, authorize the board chair to approve changes to the ENA that do not substantially alter the DDA's

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rights or obligations thereunder, and authorize the board chair to execute the agreement. I further move that we authorize the executive director to extend the ENA, as provided in Section C(2), without further official action by the DDA board of directors.

MA: Presented an overview. Due to the timing of review of the ENA, the information presented in the packet is a draft. We wanted to provide an option to approve a draft so the process could continue to move forward without delaying an additional month. The motion would allow for minor changes to be made while authorizing the chair to execute. JL: Presented information regarding the structure of the motion. BP: Questioned the timeframe and whether it was too quick. MA: Clarified that this was driven by the developer and that the timeframe doesn't officially start until mid-April. PR: Met with Ashley last week, Tribe is excited about moving forward quickly. I would support the expedited timeline.

ii. 512 Ash Demolition

1. Demolition Status Update – M. Ashby
2. Temporary Parking Lot Design – M. Ashby

MA: Provided update. There were some footers discovered under the slab from an even older building. Discussion of next steps for transitional parking include a concept review meeting with the Town. Many questions regarding costs and ultimate design requirements will be addressed at that meeting on 3/18. DS: If there are concerns, I would expect there to be huge demand. I also think we need to move forward with a basic fence, rather than something fancier. PR: There will be concerns. MA: Will be meeting with Town Staff. PR: I don't envision there will be any issues with getting a reasonable design approved.

iii. Backlot Alley

1. Thru Lot Closing 3/16 – J. Liley

MA: Closed on the Marquardt property yesterday. DS: The quitclaim deed for the Ehrlich property is moving forward. We prepared a summary of the minutes from the meeting where the board approved presenting the quitclaim deed. We are expecting a response soon. JL: There is an open estate and confirming the information to convey the property.

2. Ditesco Design/CM Contract – M. Ashby, J. Burrell

MA: Presented an overview. Staff worked with Ditesco to identify areas that costs could be reduced or design work shifted to the full alley project. Savings resulted in a cost of \$413K, down from closer to \$500K for the remainder of the project. This is within the budget originally identified by the board for FY21. BP: I'm concerned about the overall cost of the project. I know we've been working on this for quite some time. Until we know what's happening on the Backlots, I'm not sure this is a great expenditure. DS: Have we talked with Tribe about the project? MA: We've presented them with the initial design concepts and the timing that the Thru Lot was the construction priority, but not since before their selection. DS: I like the idea of having a trolley stop for customers coming Downtown. When is Legends coming online? A: Spring of 2022. PR: I appreciate Brent's concerns about cost. This would be a great element. I don't know that it's worth committing until we know what's going back there. Jill Burrell: Construction cost is based on the area being a gateway feature. There's some landscaping and seat wall to then help pull folks through to the alley. Included are seat walls, landscaping and irrigation. We reviewed the cost to make this phased and could add in the future. Without changing the overall scope, key gateway design intent. MA: Provided options, we can look at trimming the budget or pause the process. DB: I agree meeting with Tribe would be good, but I don't want construction costs increasing. PH: I want people to understand, I'm not opposed to this project and want to make sure we're connecting to somewhere. I think tabling this for 60-90 days would be helpful in having our discussion with Tribe. I also don't think paring down is needed – I'd rather have clarity on what's happening back there. I don't want to miss the opportunity to support another project on an isolated alley. DS: We identified this as a primary project for several years. We have the opportunity to bring people to Downtown with the Legends shuttle. We set this as a priority, I think we should move forward. If we're going to pare down significantly, I think we should complete minimum beautification and pump the money into wayfinding. DB: Can we meet with Tribe and have a discussion

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with them to get their thoughts? BP: Can we table for 30-Days and report back with Tribe's info. I don't have a problem moving forward. DS: Agreed. PR: Agreed. JC: Is 30 days enough? We want to make sure what we do is absolutely in sync with what their plans are. I would suggest tabling and having our team report back. BP: I just don't want to table indefinitely. Let's bring back up at the next meeting with updates regarding the discussions with Tribe. DS: At the same time, can we be investigating and possibly consider shifting effort to Wayfinding as well. Let's be proactive so we're getting work done. MA: Provided update on wayfinding.

BP: Motion to table a month and bring back with updates in April. JC second. Approved unanimously.

H. Executive Director's Report – M. Ashby

I. COMMUNICATIONS & NEWS:

1. National Main Street Conference – Registration Open

MA: Provided update and invited members to attend with assistance from Main Street Scholarship.

J. Adjourn

9:15AM

JC: McCauley may still be interested in project. Has anyone else had contact? Would it be appropriate to sit and discuss? Also 115 N 6th – the deal fell through. We as the DDA should work to control. This is great news for us. We should look at providing an option on the property. DB: Its not listed as back on the market. I would suggest bringing it to Tribe and see if there's an option. Back on the market for \$1.1M. If we have some of our key people involved, and request for coordination, that might be a great option. PR: I agree and would be happy to sit in. DS: I agree. JL: Keep it to 2 members or less. JL: There's nothing legally prohibiting meeting with McCauley. PR: I've been surprised at how quiet. JC: Although 4th St has parking issues, it is highly developable. I'd like to meet with a restaurant. I understand the idea that 4th Street should be a sale to a tenant and not a long-term landlord.

MA: Schedule meeting with Brunner family.

Motion to Adjourn. 8:41AM. PR, BP. Approved unanimously.

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