



BOARD OF DIRECTORS SPECIAL MEETING
Wednesday August 20th | 8:30 AM
Windsor Town Hall, 1st Floor Conference Room
301 Walnut, Windsor, CO 80550
(NOTE: Meetings held IN PERSON only)

Agenda

A. Call to Order **8:30 AM**

B. Roll Call - _X_ Annie Lloyd (AL), _X_ Jessica Martinac (JM), _X_ Julie Cline
X Daniel Kostrewa, _X_ Caroline Walker, _A_ Bryce Kaiser, _X_ Ryan White, _X_ Michael
Botkin, _X_ Shaunette White, Community Liaison, _A_ John Neal, Staff _X_ Michelle Vance,
X Stephanie Fiegel, Attorney _X_ Josh Liley

C. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration by the Board

Executive Director asked that the agenda be changed to move item L to replace item K to accommodate the executive session.

Motion made by JC that we approve the agenda as changed, seconded by MB – motion passed unanimously.

D. Consent Agenda

- Approval of July Minutes.
- Approval of current Financials.

Motion made by JM that we approve the consent agenda as presented, seconded by RW – motion passed unanimously.

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

Jim Cosner from 617 Main St. – conversation regarding 4th st building, what is the update?

MV – potential developer working on proforma and design

JC – is there a board consensus considering giving it away as opposed to putting it up for sale, does anyone on the board feel it is ok to give away instead of selling

Attorney, JL – nothing is stated in terms of giving it away

JC – would encourage the board not to consider giving it away, would encourage to sell to make \$800k

Dan Brunk w/ Hayden outdoors – update on undergrounding project

MV – gave update

DB – plans for after undergrounding is done, move forward with parking lot, can he get renderings so he can offer to potential clients who want to buy the properties that are for sale

Business/Action Items

F. Appoint Community Liaison.

Josh recommended a 2-person committee to review applicants and make a selection, 2 willing to serve: RW and DK

Motion made by JC that we form a committee to review liaison applicants, seconded by CW – motion passed unanimously.

1st applicant David Eisenbraun – lives in Windsor, family loves to call Windsor home, former Town employee, had opportunity to be part of many projects with DDA, intimately involved with and still around the community even though no longer employed by the Town, biggest passion is to see Downtown thrive and having been part of all plans, and in local gov't last 15 years, wants to see Downtown and Windsor as a whole thrive

2nd applicant Greg Jacobsen – 4yr resident of Windsor, has been around the community for years, legal background with land right of way and construction, ran small business when living in Denver, worked in downtown Denver majority of career, has seen Denver's fall of downtown so knows what works and what doesn't work, would love to help downtown area thrive with his skills and experience

3rd applicant Kay Marshall – from CA, has lived in CO several different times, daughter lives in Windsor, she is a business owner, was an executive director on a board of venture capitalists in CA, former business owner of production company to promote business development and economic development, Windsor is a place she loves to call home, loves being a part of the community

4th applicant Sean Lawton – not present

G. Mural Grant Application. Consideration of a mural grant application for 117 North 6th Street in the amount of up to \$5,000.

Motion made by JC that we approve a mural grant regarding 117 North 6th Street, in the amount of up to \$5,000 to the owner/applicant, subject to compliance with all requirements of the DDA's Mural Grant Program, seconded by RW – motion passed unanimously.

Carol at Happi Yogi received a \$5,000 grant from arts commission last night, artist is Chelsea Ermer, mural wall faces north towards the lake and park, design presented to the DDA board, timeline for project is to start right away before it gets cold and finish well before end of year.

H. Mural Grant Application. Consideration of a mural grant application for 501 Main Street in the amount of up to \$5,000.

Motion made by JM that we approve a mural grant regarding 501 Main Street, in the amount of up to \$5,000 to the owner/applicant, subject to compliance with all requirements of the DDA's Mural Grant Program, seconded by JC – motion passed unanimously.

Hayden outdoors, artist Dominique Montano, has to repaint building anyway, design presented, \$5,000 has been approved by the Arts Commission.

I. Mini Grant Application. Consideration of a Mini-Grant application for 201 4th Street/Larado Whiskey Bar in the amount of up to \$3,500.

Motion made by DK that we approve a façade mini-grant regarding 201 4th Street, in the amount of up to \$3,500 to the owner/applicant, subject to compliance with all requirements of the DDA's Façade Improvement Mini-Grant Program, seconded by MB – motion passed unanimously.

ADA ramp needed, will start on the north side of the building and wrap around to the front door.

J. Undergrounding Funds for 406 Main Street/Chimney Park Restaurant. Discussion on the reallocation of funds for the undergrounding of utilities at 406 Main Street/Chimney Park as part of the Ash Street Alley Undergrounding Project to the undergrounding of utilities on the property in connection with post-fire renovations and repairs.

Chimney Park was initially part of undergrounding project, had a fire on June 30th; DDA is paying for everyone's connection of electricity to the building; fire melted electrical panel, so now work cannot be done; owner is remodeling his entire building; all other buildings received the benefit of DDA paying for this part of the work, executive director would like to set aside amount in budget for next year for Chimney Park to still receive its rightful amount for this project keeping it at the current amount/estimate of \$18,000; JC asked what the amounts were for the other businesses involved in the project, MV stated the amounts ranged from \$5,000 to \$40,000.

K. Executive Director Report

Working with DCI regarding the corner lot gas station property; DCI states there is funding for ADA for a plaza project, also AARP funds for plaza projects, DCI can find more funding for plaza projects than for building projects, DCI architect is doing special analysis on the buildings to look at best use, they utilize students from Kansas State University for their work.

Undergrounding update has already been given with Dan (Hayden Outdoors) conversation.

DDA boundary expansion update - those who attended the boundary expansion meeting were very interested in joining the DDA and emailed Michelle expressing their interest in joining; asked attorney if the Main Street approach can be used instead of consecutive properties opting in; buildings on outskirts of current boundaries look like they belong in Downtown, wants to include these in the new boundaries; the owner of the brick building behind Best Insurance on 7th and Main wants to be part of Downtown.

Presented the Reinvest in Downtown campaign and community findings to the Town Board at their work session on Monday the 18th; the Board was in favor of at least seeing plans, etc. for plaza and main street rehab.

Event update - Chalk on the Walk happening with 28 artists signed up which is more than any year prior; Wine Walk scheduled for November has 18 businesses participating.

JC inquired about what is included with MV helping the Chamber and what that means, MV explained that when she was director of the chamber, she knew doing events would be an easy way to fundraise, Michelle asked the Chamber if she could have her events back as the Chamber is no longer doing events in Downtown, Chamber board agreed to give these events back, these events will be kept in Downtown.

L. Executive Session. An executive session regarding personnel matters.

Motion made by JC that we enter into an executive session for the purpose of considering executive director personnel matters, pursuant to Colorado Revised Statutes 24-6-402(4)(f)(I), seconded by JM – motion passed unanimously.