

DDA

DOWNTOWN DEVELOPMENT AUTHORITY
202 Railroad Avenue - P.O. Box 1908 - Rifle, CO 81650
Phone (970) 625-2121

MINUTES OF March 3, 2010

1. **CALL TO ORDER:** Chairperson, Sally Brands, called the meeting to order at 7:05 a.m.

Members Present: Michael Langhorne, Gil Frontella, Tom Stuver, Randy Winkler, Jay Rickstrew, Jeanice Freeman and Kathy Runia.

Members Absent: Andrew Legg,

DDA Manager Present: Helen Rogers

Guests Present: Mayor; Keith Lambert, Rifle Area Chamber of Commerce CEO; Annick Pruitt, City Manager; John Hier, Ed Arnold.

2. **APPROVAL OF MINUTES:** Brands made corrections to the Feb. minutes regarding the 'Assets and Liabilities' sections. A motion to approve the minutes with corrections was made by Winkler, seconded by Langhorne, and approving unanimously.

3. **FINANCIAL REPORT:** The January Financial Report was unavailable for review.

4. **BILLS TO BE APPROVED:** No bills were presented.

5. **CHAMBER UPDATE:** Annick Pruitt, Chamber CEO, presented the Chamber Updates. 'Business After Hours' will be held at Down Valley Design Center. The annual Chamber Event & Awards Dinner will be held on March 13th at Fiesta Guadalajara. The next Energy Briefing Information Session will be held on March 11th at the RE-2 Learning Opportunities Center.

5. **NEW BUSINESS**

A. **Downtown Colorado Inc. / Historic preservation Conference**

Rogers reported on the Preservation Conference she attended in Denver. The emphasis was on sustainability and historic preservation. The Governors Energy Office (GEO) is offering \$1M in grant opportunities available for downtowns, specifically the 'Main Street Efficiency Initiative'. A program called 'HISTORICORP' was launched at the conference where youths will have the opportunity to volunteer on historic preservation projects on public lands throughout the Mountain West. The Rifle Mountain Park Community House was sited as well as the Cayton Ranger Station in needing restoration work.

Rogers also attended a session on bridge restoration. The Fruita Bridge was purchased for \$1.00 from Mesa County and is undergoing repair as part of their River Front Trails System. The Satank Bridge by Carbondale received a matching grant of \$300,000 from Garfield County to help restore that bridge for trail use. The Rifle Camelback Truss Bridge, built in 1908 has been historically designated.

- B. REDC Update
Langhorne presented preliminary site plan drawings for the Health and Wellness Center site. Adjoining property was recently acquired and improves building site plans and layouts. A Four-Plex Theater is planned for the location as well, with the City offering to fund the infrastructure along W. 2nd St. for development.
- C. Store Front Improvement Handout
Rogers reviewed the 'Store Front Improvement Program' and will have it placed on the City's Web site.
- D. Downtown Clean-Up, April 24th
A joint project with the Chamber, Alpine Bank, DDA and the City will occur on Sat. April 24th from 8:30-noon, with lunch provided. Organizational meetings will start the end of March.
- E. New Signage - No new Signage was presented.

6. **PROJECTS:**

- A. Museum Wall Restoration
Rogers, Freeman and Frontella presented the Museum Wall Restoration Project to City Council and were approved after much deliberation. The total estimate of \$19,845.46 will be funded by DDA at \$10,000, with matching funds of \$10,000 to come from the Visitor Improvement Fund. Payment will be based on invoices instead of half down for the project. Rogers will coordinate and oversee the project. The artist is Nini Shroyer who now resides in Craig.
- B. Downtown Murals, Lease Agreement, Appropriation of Funds
The first Mural is in the process of being installed on the East wall of the Moose Lodge. The aluminum frame has been somewhat of a challenge to negotiate, but completion should be within the next week. The next Mural, depicting JQS Trail, is underway and should be finished in the next two months.
- C. New Ute Theater Society (N.U.T.S.)
Frontella reports the non-profit board continues to meet and discuss the future operation of the theater as well as planning for façade and interior renovations. Members from the N.U.T.S. board will ask City Council to commit 25% funding for a State Historic Funds Grant. Exact amount of the grant request is pending.
- D. Downtown Zoning – Building Design Committee
Matt Sturgeon has sent the revised building design solutions to Vandewalle and Associates to rework the document for DDA and City Council approval.
- E. Graffiti, 9th Judicial District Probation Dept.
Nothing new presented.
- F. Moose Lodge
Brands and Rogers will meet to discuss further.
- G. Planters
Rogers estimates around \$12,000 for 12 planters along 3rd St. DDA members would like to see cost comparisons from what was spent last year on

watering/maintaining the hanging baskets and what it would cost to maintain and water the new planters this year.

Other issues brought before the board.

- Rogers was notified of Wal-Mart's renovation of their existing building façade and entryways where the historic photos of downtown have been hung. Rogers will help coordinate removal and find a new location for them.
- Downtown Maintenance issues came up with the suggestion of having the downtown sidewalks power-washed instead of just 'blown' off. Rogers will coordinate with City Staff and Mr. Power S (Sandor Drucker).
- Brands along with other city staff attended a 3 day workshop in Grand Junction put on by the Sonoran Institute, to look at energy related economic development opportunities.

8. MAINTENANCE

- A. Traffic / Pedestrian Issues:
- B. Curb Extensions – Planters, Weeds
- C. Parking Lots:
- D. Alleys:
- E. Street Lights:
- F. Trees:
- G. Snow Removal:

9. ADJOURN: The meeting adjourned at 8:05 am.

Respectfully submitted,

Helen Rogers,
DDA Project Manager