

DDA

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

MINUTES OF February 4, 2009

1. **CALL TO ORDER:** Chairman, Gil Frontella, called the meeting to order at 7:05 a.m.
Members Present: Randy Winkler, Michael Langhorne, Jeanice Freeman, Andrew Legg, Tom Stuver, Jennifer Sanborn, Garrick Frontella, Jim Voorheis, and Sally Brands.
Members Absent: Jay Rickstrew
DDA Manager Present: Helen Rogers
Guests Present: Rifle City Manager; John Hier, Assist. City Manager; Matt Sturgeon, Rifle Mayor, Keith Lambert, Planner; Nathan Lindquist, RACC Director, Annick Pruet, Cameron and Doug Wilcox, Al Arnold, Aleks Breidis, Rifle Recreation Director.
2. **APPROVAL OF MINUTES:** A motion to approve the minutes of January 7, 2009, with corrections, was made by Langhorne, seconded by Freeman and approved unanimously.
3. **FINANCIAL REPORT:** The October and November 2008 financial report was made available. A question arose regarding cash assets with parking projects. Rogers will look into it. A motion to approve was made by Brands, seconded by Winkler and approved unanimously.
4. **BILLS TO BE APPROVED:** Gil Frontella moved for payment of bills.1) Micro Plastics: \$75.00, removal of signs from Moose Lodge 2) ABC Tree and Lawn Care: \$900.00, tree pruning. A motion to approve the bills was made by Winkler, seconded by Freeman. The motion carried unanimously.
5. **CHAMBER UPDATE:** RACC Director, Annick Pruet, presented the Chamber Updates. The Featured Business of the Month is B & B Plumbing. The State of the Community Luncheon will be Feb. 12th at Columbine Restaurant. Business after Hours will be sponsored by Countrywide Home Loans.
6. **NEW BUSINESS:**
 - A. **REDC Presentation**

Michael Langhorne presented a hard copy power point package which addressed the REDC's role in the Health + Wellness Center concept. The partners who will play a role in building the Center, providing services and programs include: REDC (Project Manager and 501c3 non profit corporation), Grand River Hospital District, Rifle Chamber of Commerce, Colorado Mountain College, Academy of Gymnastics & Dance, Garfield Re-2 School District, and Mesa State University. A private sector is spearheading the Health + Wellness Center through REDC. The economic development project will be an economic catalyst, promoting a regional center integrating a vibrant downtown with energy innovation as well as creating a sustainable economy.

Preliminary concepts include a multi-purpose gymnasium area, a pool area, wellness

oriented commercial area, core area and supply, and outdoor activity areas along Rifle Creek. The project is estimated to cost around \$42 Million.

B. Central Square / Remington Square

Cameron Wilcox presented the Central Square PUD, located at West 4th and Railroad Ave. Consisting of half a city block, the development will provide Rifle with both residential lofts and commercial space ideal for office, retail and restaurant uses. The project includes an exterior and storefront remodel of the current 14,000 SF building as well as the new development of an approximately 40,000 SF building. Mr. Wilcox stated the project is consistent with Rifle's comprehensive plan.

Concerns from the DDA centered on building height, also parking issues were a concern. The idea of a breeze-way through the two buildings with limited access for commercial trucks was also a concern.

C. Parking Availability Study

Langhorne stated the drainage behind the Sports Corner is very poor and would need extensive work to be corrected. One possibility would be to excavate under the building to allow for a pipe to drain toward W. 3rd St. or create a French Drain within the parking lot. He will continue to survey the drainage issues of other parking lots and DDA will eventually get estimates on paving and striping.

D. Centennial Park

Aleks Briedis presented the latest rendition of the new Centennial Park Waysides. Earth moving and park construction should start May or June of this year.

E. New Rifle Library Renditions

Gil Frontella reported he attended an open forum presented by the Library Board and Barker Rinker Seacat. Several site plans were discussed. One of the favorite of the group was to place the Library in the NE corner of the City Parking Lot and have new parking along the south parcel, along with the creation of a civic plaza and possible new city hall. The library board will continue to hold open meetings to inform the community of their progress.

F. Signage

Winkler presented a sign for reimbursement: Waterstone Mortgage Corporation. A motion to approve 2/3 of the total cost of the sign (\$154.73) was made by Brands, seconded by Langhorne. The motion carried unanimously.

G. Other Business Brought Before the Board

Letter of Support – Langhorne mentioned it would be a good idea to write a letter of support for the Rifle Honor Camp. A community meeting will be held Feb. 10th at CMC.

Letter of Support – Langhorne stated at the next DDA meeting, REDC would like a letter of support for their efforts in promoting the Health and Wellness Center in the downtown area.

7. PROJECTS:

A. Rifle Creek Theater / Ute Theater Structural Assessment Grant

Rogers reports sending the rough draft to the State Historical Society. Rich Carter, architect of record for the assessment reports he will continue to work on the HSA completion.

B. Pedestrian Crossing on Railroad Ave.

The lights at the crossing need to be addressed as they are not bright enough to see in

the daylight.

C. CLEER Energy Grant Update (Lighting)

Keith Lambert reports contracts are coming on line to proceed with the grant monies through the BOCC (Garfield County)

D. Sandwich Signs (A – Frame Sign Code Standards) P & Z

The A-Frame sign code standards will be approved on second reading at the Feb.4th City Council Meeting.

E. New Benches and Receptacles

Rogers reports the benches and receptacles have been ordered and paid for by the Lodging Tax. They are due to be shipped, March 10th. They can be staged at the old Valley Lumber site.

F. Store Front Facade Improvements

Sanborn and Rogers continue to develop the WPA type murals and will obtain pricing.

8. MAINTENANCE:

A. Traffic / Pedestrian Issues:

B. Curb Extensions – Planters, Weeds:

C. Parking Lots:

D. Alleys:

E. Street Lights:

F. Trees:

10. ADJOURN: The meeting adjourned at 9:25

Respectfully submitted,

Helen Rogers
DDA Manager