

DDA

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

MINUTES OF November 4, 2009

1. **CALL TO ORDER:** Chairperson, Sally Brands, called the meeting to order at 7:03a.m.

Members Present: Jeanice Freeman, Gil Frontella, Tom Stuver, Michael Langhorne, and Randy Winkler

Members Absent: Andrew Legg, Jay Rickstrew

DDA Manager Present: Helen Rogers

Guests Present: RACC Director; Annick Pruett, Rifle City Manager; John Hier, Rifle Assist. City Manager; Matt Sturgeon, City Planner; Nathan Lindquist, Remington Square Representative; Cameron Wilcox.

2. **APPROVAL OF MINUTES:** A motion to approve the minutes of October 7, 2009, was made by Winkler, seconded by Stuver and approved unanimously.

3. **FINANCIAL REPORT:** The September financial report was available for review as well as the latest detail ledger. A motion to approve the financial report was made by Frontella, seconded by Stuver, approving unanimously.

4. **BILLS TO BE APPROVED:** Winkler moved for payment of bills.1) Mr. Power S / Sandor Drucker, Sidewalk Pressure Wash: \$750.00, 2) Helen Rogers, Graffiti Removal Supplies: \$79.55. A motion to approve the bills was made by Freeman, seconded by Frontella. The motion carried unanimously.

5. **CHAMBER UPDATE:** RACC Director, Annick Pruett, presented the Chamber Updates. The featured Chamber Business of the Month is Miller's Dry Goods. Karylett's Country Store will host 'Business After Hours', on Nov.12th.

6. **NEW BUSINESS**

A. **Parking – Remington Square**

Nathan Lindquist, City Planner, asked DDA to recommend to City Council parking options for the new Remington Square Development. The following is important in determining the appropriate requirements for Remington Square:

- **Current** Rem/Sq. parking lot has 49 spaces for 13,000 sq. ft. of commercial space.
- **Proposed** Rem/.Sq. parking lot would have 44 spaces for 9,100 sq. ft. of new commercial space and 20 residential units, plus the current 13,000 sq. ft. of commercial space.

Staff's recommendation was calculated as follows:

- The proposed uses require 51 parking spaces (existing building exempted, 36 spaces for residential, 15 spaces for commercial with 5,000 sq. ft. of commercial exempted)
- 10% reduction of residential parking requirements for shared parking brings the

total required to 47 spaces.

A motion was made by Stuver, seconded by Frontella, to recommend to City Council and staff that the proposed Remington Square Parking proposal be allowed for the next 24 months with 20% reduction of residential shared parking requirements which brings the total required spaces to 45. After the 24 months, if the project is not built, it would revert to what is required by code or 63 spaces and fees in lieu of spaces would apply. The motion carried.

B. Christmas Lights

John Hier asked DDA to participate in the purchase of more Christmas decorations for this year. A motion was made by Winkler, seconded by Frontella to contribute up to \$2500. The motion passed. Rogers presented a Christmas banner idea of an Elk and will follow up with City staff. Stuver asked that the Christmas wreaths be washed before being hung up this year.

C. The Downtown Institute, Economic Restructuring

Michael Langhorne will be going to a conference in Loveland, Nov. 13th. The City can send two representatives without charge as Rifle is a candidate for the Main Street Program. Mike Braaten will be attending as well. The emphasis will be on economic incentives for downtown development and preservation.

D. Rifle Shopping Incentive Program Update

The 'Buck Shops Here' shopping incentive program will go out the week before Thanksgiving, on Nov.19th. It will be printed in both the Citizen Telegram and the Post Independent. The 'Rifle Bucks' concept is that the 'bucks' are 'coupons' valued at \$20 and redeemable at participating Rifle merchants and restaurants with a minimum purchase of \$60 at one time with a single business. Merchants and restaurants retain the 'bucks' and the City of Rifle will reimburse them \$20 for each 'buck' collected on their \$60+ sales. Exclusions would be Tobacco, Services, Lottery Tickets and Gasoline, Alcohol and Pharmaceuticals/Prescription Drugs and Groceries. They are not redeemable for cash. The City will spend up to \$50,000 for this program.

E. New Signage / Building Improvements – The Tradesman

There was no new signage presented at the meeting. The Tradesman is looking into improving their building façade. Security is important to them, but are amenable to suggestions from DDA.

F. New Board Member Prospects

Open positions were posted in the legal ads of the Citizen Telegram twice in October. Kathy Runia submitted a letter of interest for a position. A motion was made by Stuver, seconded by Frontella to recommend Runia be approved by City Council for the board position. The motion passed. Rogers will write a letter to City Council for approval.

7. PROJECTS:

A. New Ute Theater Society (N.U.T.S.)

Frontella and Stuver reported a non-profit board was formed under a 501-c-3 status to eventually manage the operation of the theater as well as start planning for renovations. An agreement is underway with the City to define the details.

B. Downtown Zoning – Building Design Committee

There have been two meetings to discuss two areas of the CBD Sub-Districts; the Historic Core and North Gateway. Committee members are Gil Frontella, Jeanice

Freeman, Sally Brands, Randy Winkler, Helen Rogers and architect Jeff Johnson.

B. Graffiti, 9th Judicial District Probation Dept.

Rogers reports she met with probation officers and their clients on Oct 22nd to remove graffiti. Ed Rosendale, Supervisor for the 9th Judicial Probation District and other probation officers assisted juvenile offenders in removing graffiti to help with their 'Restorative Justice' hours.

C. Moose Lodge

The reclamation of the building blocks used on the Country Attic has taken place and are stored at the Valley Lumber site. The theater may need some block repair as well. Rogers will obtain more bids to repair the Moose building.

D. Other Matters Brought Before the Board

Rogers reports receiving a letter from EnCana EnBassador Program Coordinator, Pat Maliszewski. They are offering to do a presentation of 15-30 minutes to inform our community of EnCana's current and projected presence, as well as the larger role of natural gas in our energy future. Rogers will contact her and coordinate a presentation to follow our DDA meeting.

8. MAINTENANCE

A. Traffic / Pedestrian Issues:

B. Curb Extensions – Planters, Weeds: Rogers reports Soak-N-Wet winterized 4th St. and will be working on East and West Ave.

C. Parking Lots:

D. Alleys:

E. Street Lights:

F. Trees: Two trees need to be planted on E.4th and West Ave.

9. **ADJOURN:** The meeting adjourned at 8:26am.

Respectfully submitted,

Helen Rogers, DDA Manager