

DDA

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

MINUTES OF August 4, 2010

1. **CALL TO ORDER:** Vice-Chairperson, Michael Langhorne, called the meeting to order at 7:08a.m.

Members Present: Gil Frontella, Randy Winkler, Tom Stuver, Jay Rickstrew

Members Absent: Kathy Runia, Andrew Legg, Jeanice Freeman, Sally Brands

DDA Manager Present: Helen Rogers

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

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

3. **FINANCIAL REPORT:** The June Financial Report was not available for review.

4. **BILLS TO BE APPROVED:** 1) Mr. Power S: \$1,770.00 2) VIP Trash Services: \$560.00. A motion was made by Stuver, seconded by Rickstrew that this bill be paid immediately, passing unanimously. 3) Flattops Fencing & Supply; \$2,135.81. A motion was made by Stuver, seconded by Rickstrew to pay this bill, and not the additional \$433.40 for the green privacy barrier in addition to the fence, carrying unanimously. 4) Jean's Printing; \$115.80 for Downtown 'Fest' Flyer. 5) Mountain News Media; \$237.33 and \$322.00 for advertising in the Post Independent and Citizen Telegram for the Downtown 'Fest' Event. A motion to pay the bills was made by Winkler, seconded by Stuver, passing unanimously.

5. **CHAMBER UPDATE:** Annick Pruitt, Chamber CEO, presented the Chamber Updates. 'Business After Hours' will be held at the County Fair with Choice Liquors hosting, Friday, August 6th. The Membership Appreciation Luncheon will be Thursday, August 19th at Rifle's Rest Area and Information Center.

6. **NEW BUSINESS**

A. **REDC Update**

Langhorne stated a DOLA Planning Grant of \$25,000 has been awarded to the REDC and the City of Rifle for planning of the infrastructure at the Valley Lumber site. The fence along W. 3rd has been installed and will have images placed on it that depict the new Rifle Branding slogan of Real – Western – Innovation, as well as the Health & Wellness Center elevations of the proposed building.

The REDC will also be installing vertical banners along Railroad depicting photos of activities and images that represent Real, Western, Innovation.

B. Sustainable Main Street Initiative w/ DOLA

A workshop in Rifle took place July 28th. There are three areas targeted for the Sustainable Initiative. Highlights of the meeting are as follows:

- Ute Theater:
A copy of the Avalon Theater study has been provided to NUTS.
Nuts members have been put in contact with the Office of Creative Industries to explore technological upgrades.
CDPHE is reviewing the asbestos report.
- Revolving Loan Fund for Downtown Façade Improvements and Downtown Business Incubator.
A 3-part business series has been scheduled in August to discuss Revolving Loan Fund Models.
There will be two 'Lunch & Learns' at City Hall followed by a needs assessment of area businesses. It was suggested the DDA become aware of events in which the DDA is 'sponsoring' the event, such as one of these 'Lunch & Learns'.
SHF has been contacted to complete a historic assessment of Rifle.
- Health & Wellness Center Infrastructure or Valley Lumber site
CCCD has begun development of conceptual layouts of the site.
CDOT will meet with Rifle regarding Park Ave. intersection.
TIF and PIF Financing options are being explored.

C. HUD Grant Application

Nathan Lindquist stated he is applying for a \$3 Million HUD Planning Grant. Suggested projects that the money could be used for include area transportation sites, streetscape designs to shovel ready, market analysis of high density areas around the Valley Lumber Site and Park Ave. Bridge area.

D. WESTFEST Downtown Events

Rogers reports planning is going well for the Downtown 'Fest' events. The tent has been ordered, bands scheduled for Friday night and Sat., wagon rides by Tally Ho Shires to transport people up to the Fairgrounds will also occur. A Pancake Breakfast will be provided by the Moose Lodge on Sat. Rogers will continue to meet with downtown merchants and city staff to coordinate activities.

E. 3rd St Irrigation Estimate

Rogers obtained an estimate of \$40,606.00 to irrigate the planters and hanging baskets on East Third St. from East Ave. to Railroad Ave. on the north and south sides of the street. The cost seems too high in comparison to what it costs to be done by hand presently, so the issue was tabled. Daniels & Associates still need to provide the final irrigation plan drawing in order to be paid the second half of their fee.

F. New Signage / Storefront Improvements

Winkler mentioned he worked on the Odd Fellows signage recently and will bring in their request for reimbursement.

G. Other matters brought before the board

Frontella requested the City clean under the metal grates on East and West Third and Fourth Streets 2 times per year as has been done in the past.

Stuver suggested getting rid of the weeds on the west side of Railroad as well as along Railroad between 3rd and 6th Streets.

7. PROJECTS:

- A. Downtown Murals
The third Mural went up on Monday depicting a rider (Gary Miller) Mountain Biking on our area trails.
- B. Museum Parking Lot Curb Stops
Rogers ordered concrete curb stops to be placed next to the wall. Nini Schroyer's boom truck will be removed soon (end of week) so that they can be placed to protect the wall.
- C. New Ute Theater Society (N.U.T.S.)
The grant application was denied by the State Historic Fund. The NUTS group will be meeting to discuss plans for funding and construction. They will also be meeting with City Council to discuss final lease agreements for the theater.
- D. Graffiti, 9th Judicial District Probation Dept.
Rogers will follow up on coordination with Probation Dept. after school starts.
- E. Moose Lodge
Brands and Rogers will continue to find a suitable brick layer/restorer for wall restoration.

8. MAINTENANCE

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

9. ADJOURN: The meeting adjourned at 8:15am.

Respectfully submitted,

Helen Rogers,
DDA Project Manager