

**Community Redevelopment Area Advisory Board
Meeting Minutes
Thursday, January 5, 2017
3:00 – 5:00 PM
City Commission Conference Room, City Hall**

MEETING MINUTES

Board Members: Cory Petcoff (Chair), Ben Mundy (Vice-Chair), Zelda Abram, Todd Baylis, Dean Boring, Brian Goding and Frank Lansford

Staff: Nicole Travis (CRA Manager), Celeste Deardorff (Assistant Director), Patricia Hendler and D’Ariel Reed

Guests: Barry Friedman, Brian Stephens, Tunesia Mayweather and Shawn Sherrouse

Packets

- Meeting Minutes dated November 3, 2016
- Working Budgets Dixieland, Downtown, and Midtown
- CIP Midtown
- To-Date Encumbered Projects Graph
- Memo – Word Alive Ministry Properties
- Memo – Lincoln Square Redevelopment Site Work Bids

Handouts

- None

Housekeeping

- CRA Manager, Nicole Travis, informed the Board members that staff has hired two new employees, Alis Drumgo and Mike Smith, and they will start on Monday, January 9, 2017. An offer for a third new employee has been made and accepted; the employment will begin in March, 2017. She gave an overview of each of the new employee’s area of experience. Mrs. Travis also informed the Board that the CRA will be relocating to the old LDDA office on the 3rd floor.

Action Items – Old Business

Meeting Minutes dated November 3, 2016

Dean Boring moved for approval of the November 3, 2016 minutes as submitted. Zelda Abram seconded the motion and it passed 7-0.

Action Items – New Business

Word Alive Ministries Properties

Patricia Hendler introduced Tunesia Mayweather and Brian Stephens with Keller Williams and explained that they contacted her about the CRA purchasing two properties they have for sale. One property is 60,750 square feet and addressed 0 North Kentucky Avenue because it has frontage on both Tennessee Avenue and Kentucky Avenue. Property Information will not assign an address until it’s determined which street the future building will face. The other property is addressed 902 North Kentucky Avenue and is located on the corner of Kentucky Avenue and Plum Street. The assessed value is \$.85 per square foot for the property at 902 North Kentucky Avenue is and \$3.55 per square foot for the property at 0 North Kentucky Avenue. The asking price for 0 Kentucky Avenue is \$5.76 per square foot and \$14.80 per square foot for 902

Kentucky Avenue. Although an appraisal of the property had not been conducted at the time, Ms. Mayweather stated that an appraisal was completed on December 28, 2016. The property at 0 Kentucky Avenue appraised at \$423,000 and 902 Kentucky Avenue appraised at \$144,000.

Cory Petcoff expressed that the Board will keep the property in mind, but has no interest in purchasing at this time.

Discussion Items

Budget Encumbrances

Staff presented a quick overview of Midtown's project encumbrance in response to a request made during the Board's retreat. Based on the \$10,000,000 surplus, \$3,000,000 is for the Mass Market development and includes the change order going before the City Commission on January 17th. Lincoln Square's \$1,550,000 does not include the entire buildout of the 21 Single-Family Homes, it only includes the first phase on Lincoln Avenue. The \$1,200,000 for East Main Street Incentives reflects what is encumbered with Colorado Box Beef job creation incentives. The \$200,000 for the Massachusetts Avenue Redevelopment is more of a place holder for the repairs needed at 801 North Massachusetts Avenue. The \$360,000 for general incentives include Façade and Site Improvement, Fix-It-Up and other grants offered in the Midtown district. \$3,890,000 is unencumbered and the annual increment is approximately \$2,000,000. The unencumbered amount will continue to increase while we do not have any projects. At the purview of the Board, more funds can be set aside for the Lincoln Square Development as we will receive money from the house sales.

Lincoln Square Bids

Staff reported that an RFQ for site work and infrastructure was issued in October and only two bids were received, Strickland Construction at \$867,000 and Grade-A-Way at \$709,000. In order to determine why there was such a large gap between the bids, staff submitted a request for clarification to both respondents. Grade-A-Way did not include some of the concrete work and manhole covers. As advised by the City Attorney's office and the Purchasing Manager, staff recommends deeming Grade-A-Way unresponsive. This includes all site work, infrastructure, tie-ins to the Storm Water Systems and Water Main, driveways, aprons and bringing all to the 21 lots. The next bid to be submitted will be strictly for the vertical site work.

Staff is still in communication with the School Board to alleviate the traffic concerns caused by the pick-up and drop-off lines associated with Lincoln Academy. This is not included in the proposed bid.

Dean Boring moved for approval of staff's recommendation. Brian Goding seconded the motion and it passed 7-0.

Haus 820

Staff reported that the tenant Laura Helm with Ashton Events, held their annual Starlit Supper in the unfinished, 820 Massachusetts Avenue warehouse. Mrs. Travis displayed pictures. Since this event, Ms. Helm has been receiving an increased number of request for the event space.

Other

Cory Petcoff recommended the Board draft a letter of appreciation to the tenants of Mass Market for being good stewards of CRA property and aiding in the turnaround of the community. He asked staff to email their contact information. Patricia Hendler suggested a letter also be sent to Brian Seeley.

Nicole Travis informed the Board that staff is hoping to hold a Grand Opening for Mass Market in March. We would like to have Laura Helm host the event and asked the Board to approve an amount to be contributed to the cost. Cory Petcoff suggested that the contribution not be used towards print media

Dean Boring moved for approval of the \$5,000 contribution not to be used on print media. Zelda Abram seconded the motion and it passed 6-0. Cory Petcoff stepped out of the room to address an urgent matter.

Adjourned at 4:01 PM

Next Meeting, Thursday, February 2, 2017, 3 PM, City Commission Conference Room.



Cory Petcoff, Chairman

4-6-2017

Date