



## WINDSOR DOWNTOWN DEVELOPMENT AUTHORITY

P.O. BOX 381, Windsor, CO 80550

[www.windsordda.com](http://www.windsordda.com)

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### BOARD OF DIRECTORS SPECIAL MEETING

May 30, 2019 | 5:30 PM

301 Walnut Street, Third Floor, Windsor, CO 80550

#### Approved Minutes

**Attendance:** Dan Stauss, Brent Phinney, Dean Koehler, Heidi Washburn. **Excused:** Dan Brunk, Sean Pike.

**Staff:** Matt Ashby, Josh Liley. **Brinkman Development:** Jay Hardy, Tina Hippeli, Paul Mills.

**A. Call to Order 5:30PM**

**BP – Motion to call to order. Second - DK. Approved unanimously.**

**B. Roll Call – A quorum of 4 members present.**

Mayor Melendez presented an overview of how the session would proceed. Purpose of the meeting is for the presentation purposes only. Not public comment at this time and will be reserved for future meetings and official public hearings.

**C. Presentation by Brinkman representatives regarding a redevelopment proposal for the backlot area; question and answer.**

Jay Hardy – Introduced the session. Discussed the proposal including:

- Status of the American Legion

Tina Hippeli –

- Preferred Option #1
- TH provided an overview of the three blocks. The Town Public Works block would work around the existing Legion.
- 500 Block illustrating public parking with a central location and flexibility for future use (structured parking).
- 400 Block – Single Story Retail on east. Residential center w/ garage parking. West 2-story commercial. Some public parking provided.
- Perspective illustration shows how the proposed buildings would appear from Main Street.
- Option #2 Considered development of the 500 Block as Mixed Use Residential rather than public parking. Under this scenario, parking would shift to the Town Public Works block. Under Option #2, the 400 Block concept remains the same.

Jay Hardy –

- Presented images of other projects Brinkman has worked on previously.
- Alley Concept introduced, 20-Foot wide example shown, much narrower than proposed in Windsor
- Financial Proposal overview. Investment group reduced the profit margin from 10% to 8% return.
- Town Fees - \$2.4M impacts the project. Waiver of a greater portion of the fees would enhance the return for the Town. Deferral of the fees would also have a positive impact.
- New slide – Describing impact of Fee Waivers.
- Partnership Goals – Mixed Use Destination
- Parking – Shifted and new development providing its own.
- Next logical step is structured parking.

Note: Double Underlined items indicate attachments.



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### Questions:

KM – On the 400 Block, is there additional parking within the building? JH – Yes, there would be parking for the residential units in garages.

No questions from the DDA Board.

### Other public questions:

- Ray Heisel – 6<sup>th</sup> Street. Clarification of the difference between Option 1 and 2.
- Jason Schaeffer – What’s the demographic of the tenants and price of the units?
  - JH – Project began with a market study. For sale - \$350-\$450K. Rents - \$1,000-\$1,800/unit.
  - JS – Follow up – Would there be enough parking for the retail on both the Town Block and DDA Block?
  - JH – The Town Block parks itself. The 500 Block provides replacement parking for the shifted DDA Lot parking. The parking for the West Commercial on the 400 Block would likely have some of the parking demand provided on the 500 Block.
  - JS – Parking seems to be dwindling.
  - JH – Parking would be different, but we can illustrate the walking radius.
- Joel Walters – Walnut Street.
  - JW – Do you feel this is adequate parking?
  - JH – We see this circumstance in many projects. Policy here would require more spaces than other projects. We are providing more parking than in other areas.
  - JW – Do you see the Ft. Collins parking situation as similar to what we could expect here?
  - JH – If there were a garage built, it could serve a daytime population then an evening population. We just finished a project in Loveland that changed the behavior of people regarding parking.
- Craig Petersen – 505, 503 Main St.
  - CP – How much will the entire project be worth?
  - JH - \$35 million investment. A financial analysis has been completed.
- Charlie Manweiler – 400 Block
  - A 20-foot alleyway won’t be good for my business. We have trailers. We have employees that need parking. Jason needs 40 spaces. We have trucks with deliveries that will need circulation.
  - JH – We’ve addressed
  - CM – How will you handle event parking?
  - KM – We are completing a Parks Strategic plan that can address that issue.
- Stacy Manweiler – 400 Block
  - SM - How many spaces on the DDA Block?
  - JH – 25 are illustrated. First come, first served.
- Jason Schaeffer – 400 Block
  - JS – Is the potentially the need for a parking structure now?
  - JH – We brought up the issue to illustrate how Option #1 is preferable to preserve flex option for the future. Using this programming plan, it provides the DDA the option. You need to have demand.
  - JS – Did you use the 2012 Parking Study?
  - JH – Yes, both that and the Library Study.
- Liz Meyer – 5<sup>th</sup> Street
  - LM – How many condos? And how close to RR?
  - JH – 14 units and 75-feet.
  - LM – Do you think people will want to live near the rail?

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- JH – Most of our prior projects are along the rail and have been successful.
  - Becky B. –
    - BB – Which lot was recently purchased?
    - Josh Liley – The block was purchased in October 2018.
    - BB – Did businesses have the opportunity to purchase those lots?
    - JL – Yes, presumably.
- D. Executive Session. A joint executive session between the Windsor DDA Board of Directors and the Windsor Town Board for the purposes of:
1. Determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators with respect to the Brinkman backlot area redevelopment proposal, pursuant to Colorado Revised Statutes § 24-6-402 (4)(e)(I); and
  2. Consideration of the purchase of 213 & 215 East 4<sup>th</sup> Street, Windsor, CO, pursuant to Colorado Revised Statutes § 24-6-402 (4)(a).
- DK -Motion to enter into Executive session. Second - BP. Approved unanimously at 6:42PM – Recorded by the Town.**  
(Matt Ashby, Executive Director, Joshua Liley, DDA General Counsel, and invited guests).
- E. **Adjourn**
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- BP – Motion to Adjourn at 8:15PM. Second – HW. Approved.**

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