

RIDGWAY TOWN COUNCIL  
MINUTES OF WORKSHOP MEETING  
AUGUST 13, 2018

The Town Council convened for a Workshop at 6:05 p.m. in the Ridgway Community Center at 201 N. Railroad Street, Ridgway, Colorado. In attendance were Councilors Austin, Heffernan, N. Hunter, Mayor Pro Tem Johnson and Mayor Clark. Councilors E. Hunter, and Malone were absent.

Town Clerk's Notice dated August 9, 2018 to meet with representatives from ArtSpace to discuss the Space to Create project.

Community Initiatives Facilitator Diedra Siebert gave a brief history on the Space to Create (S2C) accomplishments starting with the Governor's Office announcement of the S2C State partnership in July 2015. The partnership includes the Colorado Creative Industries, the Department of Economic Development and International Trade, History Colorado, the Boettcher Foundation, the Department of Local Affairs and ArtSpace. She explained the Ridgway S2C application process occurring in early 2016 and the selection to the S2C opportunity to build a community facility in August 2016. The Town contracted with ArtSpace from 2016 through 2017 for the S2C feasibility process which included focus groups, a preliminary feasibility report, and an Arts/Creative Market Survey to understand the area needs. Finally in December 2017 and early 2018 the Town contracted with ArtSpace for Predevelopment Services.

Andrew Michaelson and Will Law, consultants for ArtSpace updated the Town Council on the scope of work completed to date. Mr. Michaelson presented conceptual renditions of a proposed structure with 28 dwelling units. The rendition revealed a mix of studio, one and two bedroom units; a non-residential space, a lobby; and underground and rear parking. The rendition was used as an example of what could come to fruition with the project, an example of how to maximize the housing needs, assist in determining what the Community desires, and assist in completing the application for funding.

The Consultants explained the application process, the financing process through the Colorado Housing Finance Authority (CHFA), how low income housing tax credits (LIHTC) are used, finding investors, and protecting the Town's investment over time. The consultants estimate the project and application process will take approximately take two years to complete.

The Town Council discussed the partnership with ArtSpace and the ownership structure during and after the project is completed. Mr. Michaelson and Mr. Law advised the Council that the partnership outline, ownership structure and building design must be in place before financing can be considered. These criteria, along with demonstrated community support must be included in the letter to CHFA. There was consensus to move forward with the process.

Community support and knowledge of the progress made to date was discussed. The Council expressed concerns regarding buy-in of the large structure to be constructed on Clinton Street because it will need the Planning Commission's approval for more than one variance. The Council agreed a public open house should be held for community input before the variance request is deliberated by the Planning Commission.

ADJOURNMENT

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

Karen Christian  
Deputy Clerk