

# MINUTES OF WORKSHOP MEETING

## RIDGWAY TOWN COUNCIL

JUNE 28, 2017

The Town Council convened for a workshop meeting at 5:55 p.m. in the Ridgway Community Center, 201 N. Railroad Street, Ridgway, Colorado. Councilors Austin, Hawse, Hunter, Williams, Young and Mayor Clark were in attendance. Mayor Pro Tem Johnson was absent.

Town Clerk's Notice of Workshop Meeting dated 6-18-17.

Letter dated 6-22-17 from ArtSpace presenting the Arts Market Study and Report of Findings.

The Council met to receive a presentation regarding the Feasibility Study, Needs Assessment and Marketing Study data from ArtSpace pertaining to the Space to Create Project.

Margaret Hunt, Director of Colorado Creative Industries presented the preliminary data from the market study, which was based upon the feasibility and marketing survey. She provided examples of financing and development of projects by other municipalities. The marketing study was presented, and key findings addressed individual and organization and business demographics; income from creative work; housing live/work income and affordability; live/work space rental affordability; interest in private studio/work space affordability; interest in commercial/retail space and shared creative space and specialized equipment.

Possible scenarios for the project concept were presented. The first was mixed use housing and non-residential creative space. This could include 10 to 20 units of affordable or mixed income live/work residential apartments on upper floor with a ground floor up to 5,000 square feet used for creative space such as classroom/teaching spaces, gallery/exhibition space, ceramic studio/kiln, general purpose studio space or commercial kitchen. Pros and cons for each scenario were presented.

The second scenario was for sale homes for artists, developed through either a cluster or scattered residential live/work homes for purchase or rent to own, designed as living space with ground floor creative commercial or retail/business space. Pros and cons of this concept were presented.

Also presented were potential capital funding sources; the recommendation for the Council to decide upon project type and identify potential funding for the preferred scenario. The first phase of predevelopment would include site evaluation, capital and operating analysis and preliminary architectural design. The second phase, architectural design, major funding applications, beginning of capital campaign and the third, final project design, shared vision and financing model. It was noted predevelopment costs could be 15-20% of the project cost.

There was discussion by the Council and members of the audience.

### ADJOURNMENT

The meeting adjourned at 7:15 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk