

RIDGWAY TOWN COUNCIL
MINUTES OF WORKSHOP MEETING
JULY 19, 2017

The Town Council reconvened for a Workshop Meeting at 5:30 p.m. in the Ridgway Town Hall at 201 N. Railroad Street Ridgway, Colorado. In attendance were Councilors Austin, Hunter, Hawes, Williams, Young and Mayor Clark. Mayor Pro Tem Johnson was absent.

Town Clerk's Notice of Workshop dated July 11, 2017.

1. Discussion regarding Space to Create Project

Staff Report from the Town Manager dated 7-18-17; from ArtSpace a Predevelopment Scope Outline, Draft Survey of Space Needs and Preferences, Predevelopment Budget and Letter of Agreement from other projects, and Arts Market Study Results.

The Town Manager explained the discussion is in follow up to the presentation given at the June 28th Workshop at which time Council received the marketing study data from ArtSpace regarding the Space to Create Project. She noted there are approaching deadlines in which staff needs direction pertaining to property acquisition and application for grant funding.

Manager Coates reviewed the project background and presented expenses to date and projected costs. Grants from the Department of Local Affairs (DOLA) and Boettcher Foundation have contributed funding for the feasibility report, marketing study and towards the property purchase. She noted the Town has committed \$125,000 to the property acquisition ; and the predevelopment proposal from ArtSpace is \$650,000. She presented the Council with options and alternatives for the project, which were reviewed.

Council and staff discussed the property purchase, Manager Coates noted it can be purchased or another option to purchase exercised to March of 2018. It was agreed to place on the next regular agenda approval of the property purchase, and to close on the property in September or October, utilizing \$125,000 of Town funding and \$125,000 of DOLA grant funds.

The Council reviewed the development scenarios ArtSpace proposed based on the feasibility and market survey. Consensus was to move forward with the concept of live/work with commercial gallery, shared and community meeting spaces.

The Town Manager noted application for DOLA grant funding for predevelopment fees is due August 1st for a December award, or application can be made in December for a March 2018 award.

There was discussion regarding predevelopment costs, if ArtSpace should be awarded project development, if there should be deviation from Town procurement procedures, or if requests for proposal should be solicited. Council reviewed the predevelopment scope outline and discussed possible funding options for predevelopment. There was consensus to move forward with ArtSpace as developer, apply for the DOLA grant funds by the August 1st deadline, and direct staff to negotiate with ArtSpace for a not to exceed amount for the predevelopment costs.

ACTION:

Councilor Young moved to apply for a DOLA grant in the upcoming funding cycle for the predevelopment phase. Councilor Hunter seconded the motion which carried unanimously.

2. Executive Session to review the Town Managers annual performance evaluation

ACTION:

Moved by Councilor Hunter, seconded by Councilmember Austin and unanimously carried to enter into executive session for personnel matters.

The Council entered into closed session at 7:20 p.m. with the Town Manager. The Council reconvened into open session at 8:25 p.m.

ADJOURNMENT

The meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk