

Agenda

A. Call to Order **8:30 AM**

B. Roll Call - ___ Grant Nisly (GN), ___ Annie Lloyd (AL), ___ Jessica Martinac (JM), ___ Michelle Bornhoft, ___ Trischa Minnick, ___ Jason Hallett, ___ Daniel Kostrewa, ___ Caroline Walker, Community Liaison ___ Don Staveley, _A_ John Neal, Staff ___ Michelle Vance, Attorney ___ Josh Liley ___ Stephanie Fiegel

C. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration by the Board.

Motion made by AL that we approve the agenda as presented, seconded by MB – Motion Passed Unanimously


D. Consent Agenda

- Approval of August Minutes.
- Approval of current Financials.

JM, TM Motion made by JM that we approve the consent agenda as presented, seconded by JM – Motion Passed Unanimously

E. Public & Partner Agencies Invited to be Heard *(3 Minutes Per Person)*
 None present

F. Business/Action Items

G. Replacement Officer Elections for Board Chair, Vice Chair, and  Secretary , for terms expiring July 2025

Clay no longer on the Board, and Grant stepping down. Need chair, vice chair and secretary to fill until end of year.

Secretary – reaffirming existing, Jessica Martinac agreed will fill role until next June

Vice Chair – Annie Lloyd nominated by Michelle Bornhoft, Annie accepted, unanimous vote by board

Board Chair – Michelle Bornhoft nominated by Jessica Martinac, Michelle accepted, unanimous vote by board

H. Update Authorized Signer List for the WDA/DDA's Bank of Colorado Checking Account.

Motion made by JM that we authorize Michelle Bornhoft and Annie Lloyd to be signers on the DDA checking account with Bank of Colorado, seconded by Daniel Kostrewa – Motion Passed Unanimously"

MB and AL need to be approved as signers on BOC checking account since Chair and Vice Chair changed.

- I. Updates to WDA Façade Improvement Mini Grant Program. Consideration of changes to the WDA Façade Improvement Mini Grant Program, including increasing the maximum grant award from \$500 to \$3,500, and the addition of certain conditions related to signage, as shown in the attached documents.

Motion made by MB that we approve the changes to WDA Façade Improvement Mini Grant Program as proposed with the following 2 changes remove blade signs from ineligible, given property only eligible once every 2yrs, seconded by AL – Motion Passed Unanimously”

Frequency of application not more frequent than 2yrs/24months to the property Mini Grant – Currently \$500 for minor facades; preferred signage is a “flag/blade” sign; DDA would approve signage before approving application; this grant includes painting, replacing windows, etc.; want to add to program that the mount stays with the property & business can take actual sign when they vacate; ineligible for grant money for signs other than flag/blade signs; attorney Josh suggested to consider how often a business is eligible for applying, GN suggested not more frequent than every 2yrs (this will be added to the application)

All in favor vote - unanimous

- J. Discussion on Potential Updates to the WDA Façade Improvement Grant Program.

Leave primary grant program alone, but propose a pilot grant program adoption for 2yrs; attorney Josh explained tax increment program; when a property is improved, the increase in property taxes come to DDA; how much property owner is putting into their property, annual reimbursement up to a maximum amount that DDA board decides on; maintenance easement for period of time to maintain and if not maintained DDA can do investments and charge property owner; 50% of increment goes to DDA; grant would be open to all properties including gov’t & nonprofits; max amount is fixed at \$20k to those facing public right of ways or public parks; DDA investment rate 25% overall and business pays 75% is current program; want to create 3rd program increasing amount DDA is willing to pay and decreasing amount property owner has to pay and make commercial only properties; \$40k total and owner would only have to match 10%; expectation is it remains commercial property; use same verbiage as mini grant that property has to remain commercial for a certain number of years, attorney Josh will generate verbiage for this program, will use “expectation” verbiage and set it at 5yrs (no vote needed, discussion item only)

- K. Staff Update for Non-Profit Windsor Main Street Partnership 501 ©3.

Windsor Main Street Partnership is the name of the new nonprofit, gives ability to do small fund raisers and gives ability to use a liquor license; using consulting company to help us get this status; using professional services budget and there is plenty of money, current board of directors would act as board for nonprofit also; funds raised at events will go to nonprofit

“bank”; DDA will sponsor to provide seed money for special events, board can choose where the funds raised will go

L. Executive Director Report

Fortunate to house 80 ULI members at a Downtown Windsor tour; ULI's biggest turnout for a downtown tour; 3 properties toured: The Mill, Windmill Homes, 5th Street; explained boards of what community wanted at July's charrette.

Xcel Energy & Undergrounding Powerlines – Lumen and Comcast also included; \$50k to do this project, will be able to budget for this for next year; next cost estimate is for pedestal to building.

Wayfinding signs are being built, have to be installed by end of October.

Adjourn

9:37am