

## **Central Business Improvement District**

### **Meeting Minutes**

July 22, 2010 10:00 a.m.

602 Garrison, 8<sup>th</sup> Floor FNB

**Attendance:** Chairman; Richard Griffin, Sec. /Treas.; Sam T. Sicard, Jeff Pryor, Phil White, Bennie Westphal and Staff Jayne Hughes. Absent: Rodney Ghan, Bill Hanna.

Others in Attendance: David Kerr, David Harris, Bill Black, Mike Alsup, Hazel Brown, Floyd Zornes, David Hendrickson, Brandon Bird, Erik Arthur, Gerianna England, Wanda Freeman, Brenda Andrews, Carl Cummings, Joseph Neihouse, Stephen Scott, John Moates.

#### **Call to Order:**

Mr. Griffin called the meeting to order at 10:20 am.

#### **Approval of Minutes:**

The minutes from May 20, 2010 were presented. A motion to approve the minutes was made by White with a 2<sup>nd</sup> from Pryor. Motion passed by a 5 for – 0 against vote.

#### **Treasurer's Report:**

The Treasurer's reports for May & June 2010 were presented by Sec. /Treasurer Sicard. Motion to approve the treasurer's reports for the previous months was made by Westphal, second by White, Motion passed by a 5 for – 0 against vote.

#### **Commissioners Forum:**

Chairman Griffin introduced Hazel Brown and Mike Alsup. Mr. Alsup, Director of Parks gave the presentation noting that the Parks Commission and the Board approved the concept to make improvements to Cisterna Park located in Downtown. Reducing the amount of concrete and reducing the berms will make a big difference in the useable space for the Park. This will also improve the visibility of the park. There will be three existing trees that will be removed due to the bad health of the trees. They will be replaced with smaller trees, benches and lighting which will match the existing street scape lighting. More landscaped beds which will brighten the area tremendously. All funds will be raised privately with the City supporting the project in continuing the maintenance of the fountain and the grounds in partnership with the Master Gardeners. Hughes mentioned that this was a good time to do this project with the timing of the street scape in this area from 9<sup>th</sup> to 13<sup>th</sup> along Garrison. They will also be replacing the clock which has not worked in years and adding bike racks. Ms. Brown said that originally the group wanted to do the 54 acres out at Chaffee but during the tough economic times decided to scale down the project and thought of Cisterna. They have a landscape architect and are presently working on raising the funds. Hughes reminded the commissioners that this could use their financial support and she asked they keep it mind for their financial support and future discussions.

Chairman Griffin introduced the next item on the agenda for the project at 1117 Garrison and Erik Arthur. Mr. Arthur has applied for a variance to the design guidelines for the renovations he has proposed to the front of his building. Hughes reminded that the CBID Commission and the board had already approved the temporary revocable license for the balcony and also the spiral staircase. Mr. White asked that the columns remain keeping the masonry on the middle column. The 18" sections of masonry can be removed from the middle but the column would remain. Mr. Arthur will not be applying for the historic tax credits. The open area will house the spiral staircase and will remain open for outdoor furniture. The entrances will be changed to be east/west and not an entry from the south which is what it is today. The lower level will be retail and the upper area will be single residential. Divided light windows will be installed. Size and shape will stay the same. The new doors will be wood painted cherry red with single glass. The Commission requested that the brick columns in the front remain. Westphal made the motion to approve the variance for the changes that will be made and White seconded.

Hughes explained that the variance has already been approved last year for some changes to the front entry of the building located at 708 Garrison for Blazen Burrito. The current elevation shows fewer changes than originally approved. She introduced Mr. Moates who then introduced the people he brought with him representing partners, contractors and architects. He said that they plan to be open in the downtown location September 15<sup>th</sup>, 2010. Currently the doors are made of brushed aluminum. They would be keeping that as the same. The railing around the outdoor front dining area will be iron. The entry will remain in the middle verses moving it to the left side. Mr. Griffin suggested to not keep the brushed aluminum color, but to paint the aluminum with something compatible to the building colors. He stated that mill finish doors are not compatible in the district. If the owner wants to decide to use the wood doors it is actually their decision as the variance has been approved. Compatible colors will be used.

Hughes thanked the people who have assisted in helping with the revamping of the design guidelines. She will get that back to the commissioners by the September meeting. Hughes also reported that the Farmer's Market has tripled in numbers of vendors and patrons. White asked that some type of traffic control be put in place. He suggested that a different way of parking for the vendors be tried.

The interior islands on the parking lot at 2<sup>nd</sup> & B Streets have been installed. She is hopeful that completion will be mid next month. In addition the pigeon control has improved in the 400 block of Garrison which has really made a difference. The installation of the fencing along the roof perimeters of the buildings is the trick.

The Park at West End has been picking up added sales, covering the day to day expenses. The one time annual charge for insurances is the only item outstanding. The information has been negative lately and the correct information needs to be shared. The insurance had to be purchased because we do not own the Ferris wheel and the carousel. Unlike the train at Creekmore, we had to purchase the insurance for it.

The first draft for the art at 701 Rogers was presented. Some changes that were suggested were changing the Art Museum and the Marshal Museum to "The Future". Also the smaller space towards the front of the building would be saved for the tenant and then one of the larger panels will be an event. We will bring back a 2<sup>nd</sup> draft.

The meeting adjourned at 11:30 am.

Respectfully Submitted,

Jayne Hughes