

5701 Steering Committee Meeting Notes March 18, 2019

Members in attendance: Jacob Laha, Staci Chivetta, Larry Cisneros, Carol Whitlock, Fred Tebbenkamp, Sean Zaudke, Stoney Bogan, Billy Crook

Governing Body members: David Neal

Staff members: Chris Engel, Anna Slocum

Consultants: Vicki Noteis, Bob Collins, Hank Moyers

Chris Engel provided an update to the committee of the work that has been completed. After the initial meeting a Request for Proposal was crafted and released. A subcommittee was created to participate in the selection process. There were a total of six proposals with three firms interviewed. Through the interview process the committee selected the Collins Noteis & Associates / Confluence team to lead the process. The team has taken the last several weeks to meet with committee members to understand each member's objectives for the project. The Mayor has appointed Staci Chivetta to serve as the chair of the committee.

After a brief introduction of the steering committee members and the consultants, Vicki provided a timeline of the process that outlined a final recommendation to City Council by the end of June. There will be five committee meetings and two community meetings. The steering committee will determine options for future use. This project requires civic leadership that is willing to make decisions with those decisions presented to the community for feedback.

Hank Moyers provided a recap of the general conditions and identified key issues through the 2015 Susan Richards Johnson Study and the 2016 Facility Master Plan. The presentation provided a summary of the timeline of building construction and general observations identified in the studies. It was noted that the cost summary in the studies is four years old and has not been adjusted for inflation. The financial estimates were based on what is needed to maintain the facility as a community center although the majority of the issues identified would need to be addressed if the building remains as a public space. Once a program plan is known energies will be spent to investigate costs associated with the plan.

It was confirmed that all the activities at Irene B. French Community Center will move to the new community center in 2020. There was an acknowledgement that "mothballing" a building has costs and will be an additional burden if a decision is not known.

The committee was then charged with listing the KEY ISSUES associated with the building/site if not a community center. The list created included:

- Money – costs once vacated – costs to update
- Ownership structure of the building
- Generation of revenue?
- Land asset vs. land and building asset
- Viable use vs active use revenue neutral
- Highly visible site downtown catalyst
- History of site
- Greatest community value for 25-50 years
- Community identity
- Flood Plain – disaster recovery/issues & constraints – Turkey Creek Floodplain Study Improvements
- Quality of Life Impact – commercial asset

Next the committee listed CONSTRAINTS for building and site usage

- Condition of building
- Money
- Zoning
- Redevelopment
- Tax money for mothballing
- Historical Relevance in decision in new usage
- Land locked
- Railroad – transportation possible hindrance
- No immediate identified need

Last OPPORTUNITIES were listed:

- Historical aspect site and building
- Zoning
- Increase festival uses / community assets
- Building relics salvaged
- Site itself and location to I35
- Economic Growth
- Trail Network – Quality of Life
- Comprehensive Plan – timing

It is important to understand key points:

- The building location on site and how it relates to future development plans
- Revenue generation comes in many different forms
- Weigh advantages of quality of life
- Strategy of phasing options with trigger mechanisms
 - This requires continuity of committee with changes in staff and council. Ensure it is incorporated in the Comprehensive Plan.

Members were then asked to record their top two goals for the site and process for discussion at the next meeting. It will be important that at the end of the process there are no surprises and there is public engagement. Opportunities of online engagement tools, involvement with large community special events and informal polling opportunities within city facilities were discussed. Consistency will be key in community leaders. The goal is that there is a trust with community leaders who are working on the project.

Upcoming meeting dates were set:

April 9 – Steering Committee Meeting

April 29 – Public Meeting

May 1 – Steering Committee Meeting

June 26 – Public Meeting

Staff will create a “Doodle Poll” to determine the other two meeting dates.