

Business Loop Community Improvement District

Board of Directors Annual Meeting Minutes

601 Business Loop 70 West #128

Thursday, December 14, 2017 8:00 am

Present:

Paul Land

Dave Griggs

Lili Vianello

Gary Ennis

Cris Burnam

JamesRoark-Gruender

Carrie Gartner

John Frerking

Russ Volmert

Trent Brooks

Scott Wilson

Mike Schupp

Richard Stone

Jack Miller

Jacob Land

Griggs opened the meeting. Vianello moved to accept the minutes, Land seconded. Motion passed with Roark-Gruender abstaining (was not in attendance at the November meeting). Financial are not ready and will be presented next month. The board requested Gartner solicit information on available office space/lease details.

Old Business

Corridor Planning Update

Volmert presented a draft version of the Loop Corridor Plan for discussion.

Burnam asked if a roundabout would be compatible with the planned bike boulevard at Madison/Parkade. Stone said yes.

P. Land asked about development code and stormwater, suggested an inventory of lots to see who is in compliance, who has exceptions. Burnam said one goal of the plan is to encourage redevelopment but are constrained because of stormwater. Frerking said that likely 75% or more parcels would need to comply and that a planned development project that includes stormwater management (ie, retention basins) could be the first step to city variances. Gartner explained that the corridor plan, once approved, could be the basis for a district-wide overlay.

Burnam requested an affirmative statement addressing economic development, including stormwater, zoning, etc. which would guide future policy in the form of recommendations or action steps.

P. Land, Griggs and other discussed expanding to the east for stormwater management solutions, including north of I70. Frerking explained that the stormwater isn't flowing in the right direction for 70. that and it may be harder to build north of I70.

Volmert explained how an approved corridor plan would allow the CID to begin the process of asking the city for variances or, more specifically, changes in the development code that would allow for the vision to be implemented.

Schupp said that the Conley Rd. traffic study would be site-origination study but would only go to Providence. Gartner will work on extending that to include the entire BL and the impact on our draft plan.

Follow up steps:

- 1) Adding an affirmative statement of intent that describes the action steps we will take to make this vision a reality including, but not limited to, recommending innovative solutions to stormwater management and changes to the UDC that will encourage smart development (possibly in the form of an overlay district).
- 2) Adding an implementation section at the end that highlights next steps, explains the process of moving from a concept plan to a specific project plan, and offer possible funding sources.
- 3) Breaking down the budget/implementation section into short term and long term projects.
- 4) Adding a narrative that explains the reasoning behind the stormwater plan in greater detail.
- 5) Including an explanation that concept plans may change as conditions change and that individual projects will go through a separate planning and discussion phase before implementation.
- 6) Decided NOT to remove the 5 ft buffer from the Rangeline roundabout as it will not solve the encroachment problem. Refer to 5) above to explain that the roundabout details may change during the specific planning for that intersection.
- 7) Volmert will get a quote to us for the conceptual plans for the properties abutting the roundabouts so we can use them in our property owner meetings. Goal will be to have those at the Feb. board meeting if the board oks the additional fee.
- 8) Frerking will get us a quote/scope of work for the next stage of the plan, an inventory of stormwater/UDC regulations that will impact this plan and the ability of private owners to develop (still in the planning stage here but will be done as part of the small committee that Land recommended to address these issues). John, I may not have explained this very well. Frerking and Volmert are recommending this be an addendum to the current contract.
- 9) MODOT said today the new traffic study will go from Conley to Providence. Russ will coordinate with CBB to discuss how our traffic study can work with this one.
- 10) Gartner will talk with Frerking about seminars on both stormwater regulations and the Unified Development Code for property owners. Our concern is that there have been so many changes, we want to make sure everyone understands the current rules and how they impact properties.

Timeline

Dec. 19 - Volmert submits new draft report, updated with comments from today. Carrie distributes to board, planning committee, city manager, MODOT and other stakeholders who will need to offer specific input on the final report. All input due by Jan 16.

Jan 8 (week of) - Planning Committee Meeting to review and offer input

Jan. 16 - All input due to Carrie, sends to Board

Jan 18 - Loop Board meeting - Board reviews all input and submits to Arcturis

Feb. 8 - Volmert submits final plan to the board (1 week to review)

Feb 15 - Loop Board meeting - Board approves concept plan