

AGENDA ITEM SUMMARY
FORT COLLINS CITY COUNCIL

ITEM NUMBER: 32

DATE: February 3, 2004

STAFF: Wanda Krajcek

SUBJECT

Resolution 2004-017 Making an Appointment to the Downtown Development Authority.

RECOMMENDATION

Staff recommends adoption of the Resolution.

EXECUTIVE SUMMARY

A vacancy exists on the Downtown Development Authority due to the expiration of term of Greg Belcher. Councilmember Bertschy and Mayor Martinez interviewed the applicants and did not reach agreement on a recommendation to fill the vacancy. The Council interview team wishes to submit Karen Wagner and Jack Wolfe for Council's consideration. Applications are attached for the two applicants being considered.

RESOLUTION 2004-017
OF THE COUNCIL OF THE CITY OF FORT COLLINS
MAKING AN APPOINTMENT TO THE
DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, a vacancy currently exists on the Downtown Development Authority due to the term expiration of Greg Belcher; and

WHEREAS, Council wishes to fill said vacancy.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS that the following named person is hereby appointed as a member of the Downtown Development Authority, with a term to begin immediately and to expire as set forth after below:

Downtown Development Authority

Expiration of Term

December 31, 2007

Passed and adopted at a regular meeting of the City Council held this 3rd day of February, A.D. 2004.

Mayor

ATTEST:

City Clerk



APPLICATION FOR BOARD OR COMMISSION MEMBERSHIP

NOTE: Application deadlines vary. Please check "CURRENT VACANCIES" listing for deadlines. Late applications will be kept on file for future vacancies.

Return completed application to: **Please type or use black ink**
City Clerk's Office - **Please limit attachments to two pages**
City Hall West - **For questions or additional information**
300 LaPorte Avenue call the City Clerk's Office, 416-2525
P.O. Box 580
Fort Collins, CO 80522 **Incomplete Applications will NOT be**
FAX: (970) 221-6295 **considered for appointment**

Name of Board or Commission: Downtown Development Authority

Name: Karen Wagner

Residence: 437 Pelican Bay, Ft. Collins Zip: 80524

Mailing Address: 105 Linden St., Ft. Collins Zip: 80524

Day Phone: (970) 493-5454 Night Phone: (970) 221-1480

E-Mail Address: possibility@frii.com

Have you resided in the FC Growth Management Area for at least one year? /es No (see attached map)

Which Council District do you live in? (see attached map) Outside City Limits Are you a registered voter? Yes No

Current Occupation: Investments/Income Properties Employer: Self-employed - Family Corp.

Prior work experience: (please include dates) My husband, Paul, and I have earned our livelihood through investments/income properties for over 30 years---including the Avery Bldg., purchased in 1977. At the time of purchase, the building was largely vacant, as were others Downtown. With hard work and renovations, we created second floor office spaces & filled retail vacancies prior to the completion of Old Town Square.

Volunteer Work: (please include dates) Long-time, active member of the DBA; current member Colorado Institute of Leadership Training (class of 2003); past member of the Larimer County Planning Commission and past chair of the county Environmental Advisory Board; member & past board member of the League of Women Voters.

Have you ever been convicted of a crime (except for minor traffic offenses that resulted only in a fine)? Yes No
If yes, please explain in complete detail. State the nature and approximate date of the conviction, the sentence imposed, whether the sentence has been completed, and any other information you consider to be relevant

Are you presently serving on a City board or commission? Yes No

If so, which one? Downtown Development Authority

Why do you want to become a member of this particular board or commission? Although no longer the city's center, Downtown is the indisputable heart of our community. Our sense of place and community identity are tied to the viability and livability of the Downtown area. I hope my creative thinking, financial conservatism and

lead my abilities might assist the DBA in further enhancing all that's best about Downtown

Briefly explain what you believe are the three most important issues facing this board or commission, and how do you believe this board or commission should address each issue?

1) Downtown is at a critical juncture in maintaining and balancing a mix of goods of services that are
attractive to those who visit/shop Downtown, and those who live within the DDA district. As long as the environment
is such that people enjoy living in the Downtown area, it will remain healthy and vibrant. I would like to see
the DDA doing its utmost to encourage more housing--for all income levels--Downtown. To encourage infill in
the Downtown area, the development review process should be simplified, and incentives for infill should be considered.

2) Transportation issues are critical to Downtown, and exacerbated by the failure of the recent
transportation package. I would like to see the DDA look seriously as to how it can partner with the city and
private enterprise to move toward the completion of the Mason Transit Corridor, as a needed option for bringing
people Downtown. Widening arterials and adding more parking garages all have their limitations and drawbacks.
If alternative transportation options are provided, Downtown can (and should) become more pedestrian-friendly.

3) The Poudre River Corridor is the silent jewel of the Downtown area. The Poudre has the possibility
of becoming the oasis for Downtown residents, workers and visitors, if it is cleaned up and restored as closely
as possible to its natural state. The issue of the railroad tracks in the corridor is a tough one. But, I like
the idea of combining industrial/ residential units for artists and craftsmen adjacent to the tracks. I've seen
the industrial/residential combination work well in communities such as Santa Cruz, CA.--it can also be done
attractively.

List any abilities, skills, certificates, specialized training, or interests you have which are applicable to this board or commission:

Member DBA; leadership training; knowledge of planning and transportation issues; PR background

Please specify any activities which might create a serious conflict of interest if you should be appointed to this board or commission:

None

Have you attended a meeting of the board or commission you are applying to or talked to anyone currently on the board?

Yes No

Comments: While the DDA vacancies may attract many suitable applicants, I believe my lengthy investment &
commitment to the future of Downtown will be hard to match. I try to patronize Downtown businesses above all
others. Downtown is the reason I've lived here since 1975---it's my sense of place. sense of

All applicants are strongly encouraged to attend a regularly scheduled meeting of the board or commission for which they are applying. Frequent non-attendance may result in termination of the appointment

Signature: Karen R. Wagner Date: 5/20/03



APPLICATION FOR BOARD OR COMMISSION MEMBERSHIP

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Incomplete Applications will NOT be considered for appointment

Name of Board or Commission: Downtown Development Authority

Name: Jack B. Wolfe

Residence: 1208 Parkwood Drive Zip: 80525-1931

Mailing Address: 215 W. Oak St., 4th Floor Zip: 80522

Day Phone: (970) 495-1298 Night Phone: (970) 482-7239

E-Mail Address: jwolfe@fnbfc.com

Have you resided in the FC Growth Management Area for at least one year? Yes No (see attached map)

Which Council District do you live in? (see attached map) District 1 Are you a registered voter? Yes No

Current Occupation: SVP, Mgr. Investment Mgmt & Trust Employer: First National Bank

Prior work experience: (please include dates) I have spent twenty years in the financial services industry and practiced law for six. Between 1983 and 1993, I worked extensively with local governments in financing infrastructure and building improvements in my employment with Boettcher & Co. as a municipal bond underwriter

Volunteer Work: (please include dates) Member of Long Range Planning Committee & #8211; Cherry Creek School District 1992-1997

Have you ever been convicted of a crime (except for minor traffic offenses that resulted only in a fine)? Yes No
If yes, please explain in complete detail. State the nature and approximate date of the conviction, the sentence imposed, whether the sentence has been completed, and any other information you consider to be relevant

Are you presently serving on a City board or commission? Yes No

If so, which one? _____

Why do you want to become a member of this particular board or commission? The Board's function is important to maintaining and enhancing the long-term economic and cultural vitality of downtown Ft. Collins.

I believe my background in law and finance and previous experience in working with local governments would be

Briefly explain what you believe are the three most important issues facing this board or commission, and how do you believe this board or commission should address each issue?

1) There is a need to attract quality signature or national brand tenants to downtown
locations: competition from So. College, Harmony Road and the proposed regional mall on Hwy 34 increases the
threat to long-term vitality of downtown and its ability to attract residents and visitors to shop, eat and conduct
business. The DDA Board may have to offer development incentives and location improvements to entice new signature
tenants and keep existing quality tenants.

2) Retaining the image of downtown as the cultural and business center of Fort Collins for all
residents and not just a magnet for the CSU students and bar patrons. Efforts to authorize the funding of a
new performing arts and community center complex should be reinitiated. Working together, the DDA, City officials
and staff, and the DBA should support housing and business development projects that enhance the core area.

3) Parking and traffic flow in the downtown corridor must remain functional and convenient or it will
inhibit visitors to the area. Additional signage, free public parking in the garages or selective
use of metered parking should be considered. The Board will need to continue to work with the City to ensure
user-friendly access to the downtown.

List any abilities, skills, certificates, specialized training, or interests you have which are applicable to this board or commission:

My experience includes senior management responsibilities with financial institutions, sales and marketing, legal
document preparation and review, budgeting, portfolio management, public speaking and structuring of local government
financing.

Please specify any activities which might create a serious conflict of interest if you should be appointed to this board or commission:

None

Have you attended a meeting of the board or commission you are applying to or talked to anyone currently on the board?

Yes No

Comments: I have discussed the activity and function of the DDA board with Chip Steiner, Executive Director,
Lucia Liley, DDA legal council and Greg Belcher, current board member. I plan to attend the March 6, 2003 regular
meeting of the board.

All applicants are strongly encouraged to attend a regularly scheduled meeting of the board or commission for which they are applying. Frequent non-attendance may result in termination of the appointment

Signature: 

Date: 5-20-03