

**TOWN OF SILT
SPECIAL BOARD OF TRUSTEES MEETING
DECEMBER 1, 2011 – 6:30 P.M.**

The Silt Board of Trustees held a special meeting on Thursday, December 1, 2011 in the municipal council chambers. Mayor Moore called the meeting to order at 6:30 p.m.

Roll call	Present	Mayor David Moore Mayor Pro-Tem Rick Aluise Trustee Teresa Breslin (arrived at 7:06 pm) Trustee Sonny Fernandez Trustee Bryan Fleming Trustee Paul Taylor One vacancy
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Also present were Town Administrator Pam Woods, Town Clerk Sheila McIntyre, Chief of Police Levy Burris, Public Works Director Gerry Pace, Community Development Director Janet Aluise and members of the public and press.

Pledge of Allegiance and Moment of Silence

Conflicts of Interest

There were no conflicts of interest.

Mayors' statement on Special Meeting procedures

Mayor Moore introduced the many people attending tonight's meeting. He continued by saying that this is a special meeting and not a public hearing, and that all dialogue will be between the stakeholders, staff, the County Commissioners and the Board of Trustees.

Economic Development

Mayor Moore provided a power point presentation regarding the discussions that have taken place between the Town of Silt and grocery store owner Orin LaGree. Mr. LaGree has shown interest in bringing a store into town at the location of 4th Street and Main.

Mayor Pro-tem Aluise stated that the town had an economic analysis prepared to show if a store would work in Silt. He explained the need for an anchor store to help bring in other businesses, adding however that Silt lacks retail space. Mr. Aluise then went over the financial options that the town could consider to make a grocery store a reality, and explained the benefit of forming an Urban Renewal Authority to assist with development. Pro-tem Aluise went on to say that the town would like to partner with the County to form an Economic Development Revolving fund that would be used to improve property, that could then be sold back to the private sector, and which would then replenish the funds so that they could be used for another project. The amount that the town would like to request from the County is \$3,150,000.

Pro-tem Aluise continued with a breakdown of the amount being requested, asking that the County approve \$500,000 from their contingency fund to the Town of Silt this year, and \$1.5 million next year. The balance of the money the town proposes would come from town funds, TIF financing through the URA, and/or a grant from the Mineral Severance District fund. Mr. Aluise added that the town is currently in the process of having a blight study done.

Each of the board members stated their feelings regarding the need to bring in an anchor store to encourage further growth in the Town of Silt and asking for the County's assistance with funding.

Orin LaGree, potential grocery store owner and architect Chuck Severance provided their presentation of the full service grocery store that they would like to bring to Silt.

Board of County Commissioners Comments

Commissioner John Martin stated that being a partner is the first step to being successful. Commissioner Tom Jankovsky agreed that it is important for Silt to be able to provide services and jobs to the local community. Attorney Andrew Gorgey stated that he is unsure of the limits of government helping business in terms of financial assistance, stating that direct financial assistance (Economic Development Revolving fund) may be unconstitutional, but that this is being studied. He added that there are other ways to contribute money to the town such as money towards the costs of infrastructure.

Commissioner Martin stated that they would find a way to work together and get this done. Commissioner Mike Sampson stated that Silt needs something like this in order to grow, adding that he believes that they can work something out through some type of funding mechanism. He added that he believes the town needs to explore all of their possibilities and encouraged the town to seek help from the State level. He also commented on how the town has done a lot of the foundation work to move forward, and that he feels that the County could help the town move forward too. Mr. Jankovsky stated that the County helped Rifle with some infrastructure, and that there is some way to get this done in Silt.

Commissioner Martin stated that they would need to get together as a board now to discuss how much money to assist Silt with, and that the more successful Silt is, so is the County. Mr. Martin stated that they would try to provide Silt with a check this year, and try again next year. Commissioner Martin stated that the County would get back with the town with their decision after December 12, 2011.

Kelly Lyon stated that the town needs some help and that he has tried to get a grocery store in the past, but without some incentives it probably will not happen. He added that the town and the Chamber of Commerce need to work together, and that it would be for the good of the public.

Joe Carpenter stated that a grocery store would be a tremendous benefit. He added that there is success all around Silt and that if we all work together it will be only a matter of time before Silt becomes a catalyst for things to start happening in this area.

Mr. LaGree stated that during his research, Silt is probably one of the most underserved communities that he has observed. He added that they try to look for these types of places to put their business. Commissioner Martin stated that they would do everything possible to help.

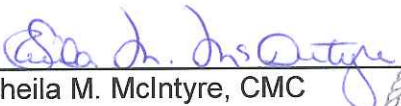
Mayor Moore stated that he believes the County and town can work together, adding that there should be some type of creative financing that can be used to bring in an anchor store.

Adjournment

Mayor Pro-tem Aluise made a motion to adjourn. Trustee Taylor seconded the motion, and the motion carried unanimously. Mayor Moore adjourned the meeting at 8:30 p.m.


Respectfully submitted,

Approved by the Board of Trustees



Sheila M. McIntyre, CMC
Town Clerk





David C. Moore
Mayor