

1 **Work Session, Douglas City Council**

2 **April 8, 2019**

3 A Work Session of the Douglas City Council was held on Monday, April 8, 2019 at 3:00 p.m. in
4 the Council Chambers, 101 N. 4th Street, Douglas, Wyoming. Mayor Kemper called the meeting to
5 order. Those present were:

6 **Mayor and Council:** Rene' Kemper, Mayor; Councilmembers John Bartling, Monty Gilbreath,
7 Kim

8 Pexton, and Karl E. Hertz

9 **Others Present:** Jonathan Teichert, City Administrator; Karen Rimmer, City Clerk; Mary
10 Nicol, City Treasurer; Clara Chaffin, Community Development Director;
11 Matt Ashby, Ayres Associates; Colin Tiernan, Reporter, Douglas Budget

12 Matt Ashby provided Council with brief history of his background and qualifications followed
13 by an overview of the EPA Brownfield Assessment Grant program including uses of funds; goals
14 and parameters of the program, such as making properties with perceived or actual
15 environmental hazards more attractive for redevelopment; lifespan of assessment reports;
16 potential issues; identifying redevelopment opportunities, environmental issues, and
17 productive uses of properties; the importance of historic properties and buildings; and
18 specific thoughts about potential Douglas projects. Mr. Ashby showed two presentations
19 demonstrating results from other Brownfield grant projects. He explained the ways in which
20 these types of grants can be used as a catalyst to get other projects moving forward. Project
21 focus and priorities for Douglas were discussed at length with Council determining that
22 housing is the highest priority. Economic vitality was discussed as well; this Brownfield
23 Assessment began during Douglas' last recession, and the goal was to make Douglas more
24 resilient and insulate our community from the bust and boom cycle of an energy-centric
25 economy. Specific ideas were discussed such as the need for affordable downtown residential
26 housing, the "Murphy's Wall" area, and connection to the river. Strategies moving forward were
27 determined including focus areas; Level I and II site assessments; branding; clarifying
28 economic feasibility; needed uses; leveraging of funds; working towards projects that other
29 grant agencies want to see completed; incentive programs; creating visualizations (3D
30 renderings and animated videos, video tours, and flat renderings); and assistance with
31 marketing to fill buildings. This entire process is a community development partnership.
32 Following final discussion and comments, the Work Session was adjourned at 4:30 p.m. **No**
33 **Council action was taken.**

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Karen Rimmer, City Clerk