



**TOWN OF MILLIKEN
TOWN BOARD
AGENDA MEMORANDUM**

To: Mayor Tokunaga and Board of Trustees From: Patrick Murphy, Treasurer, Director of Finance & Accounting Via: Kent Brown, Town Administrator	Meeting Date: Wednesday, March 11, 2015
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Agenda Item #	Action: X	Discussion:	Information:
Agenda Title: Resolution to Appropriate Funds from the Capital Improvement Fund to pay for improvements to the Grain Elevator			
Attachments: Resolution #15-7 Construction Proposal from Norlin Construction			

PURPOSE

To appropriate funds from the Capital Improvement Fund to pay for improvements to the Grain Elevator sufficient to provide the agreed-upon work space to lease to Colorado Door Restore, LLC.

BACKGROUND

The Town has held the Grain Elevator out for lease for a number of years. While there has been sporadic interest in the property, none of the prospective tenants that have toured and/or evaluated the building have demonstrated a viable use or financial commitment sufficient to warrant any investment by the Town to improve the property to meet a tenant's needs.

Nick Baudhuin, of Colorado Door Restore approached the Town several months ago with a proposal to rent a portion of the building for use as a workshop to accommodate his locally-based door restoration business, which has grown beyond the capacity of his current facility. In response to his sincerely expressed interest, Town Staff contacted a local building contractor to provide a design/build estimate for making the minimum level of improvements necessary to accommodate a functional shop environment, while meeting minimum building and energy codes.

The Board was presented with a proposal to construct the necessary improvements totaling \$30,550, and was able to meet Mr. Baudhuin and have questions asked and answered regarding his business during the Work Session on February 25th. The Board indicated its approval of the proposed arrangement and requested that a lease and formal resolution be prepared and brought before the Board at a formal meeting for approval.

The attached Resolution appropriates the necessary funds from the amount originally allocated for Broad Street Improvements in the Capital Improvement Fund in the Adopted Budget for 2015.

BUDGET IMPLICATIONS

The Town Board appropriated \$535,000 for Streetscape Improvements in the 2015 Budget. There have not yet been specific line items identified for this general allocation of funds. This Resolution would allocate \$30,550 from this amount for the specific purpose of improving the Grain Elevator in accordance with the proposal received from John Norlin. There would be no additional funds required and this would not affect the net expenditures of this fund.

RECOMMENDATION

As the Grain Elevator is on Broad Street, was considered as part of the overall Downtown Design Project, and is an iconic landmark in Milliken, Town Staff recommends the adoption of this Resolution to provide the Town with some initial activity in this important structure and begin the process of considering additional improvements that might be made to potentially attract additional users and/or uses of the building.

POSSIBLE MOTION

“I move to adopt Resolution 15-7 appropriating \$30,550 of Capital Improvement Funds to pay for the design/build proposal for improvements to the Grain Elevator presented by John Norlin, and authorize the Town Administrator to accept the proposal and authorize the improvements specified.”

Resolution No. 15-7

TOWN OF MILLIKEN

**A RESOLUTION AMENDING THE BUDGET FOR 2015 BY APPROPRIATING
CAPIAL IMPROVEMENT FUNDS FOR IMPROVEMENTS TO THE GRAIN
ELEVATOR**

WHEREAS, The Board of Trustees has approved a Lease with Nick Baudhuin, of Colorado Door Restore, LLC, to rent space in the Milliken Grain Elevator at 1301 Broad Street and,

WHEREAS, There are certain physical improvements that must be made to the building to provide the workshop space the Town is committed to provide under the terms of the Lease and,

WHEREAS, the Board of Trustees has adopted the Budget for 2015, which appropriates \$535,000 for general Streetscape and other Downtown Improvements in accordance with the adopted Downtown Design Guidelines,

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF
THE TOWN OF MILLIKEN, WELD COUNTY, COLORADO:**

The Board of Trustees of the Town of Milliken hereby amends the Budget for 2015, and allocates \$35,550 of the Capital Improvement Funds appropriated for Streetscape Improvements to fund a construction proposal from Norlin Construction to complete the improvements to the Grain Elevator required to fulfill the needs specified in the Lease with Colorado Door Restore, LLC., and authorize the Town Administrator to execute a contract with Norlin Construction under the terms of the Proposal.

Adopted this 11th day of March, 2015

ATTEST:

TOWN:

Cheryl Powell, Town Clerk

Milt Tokunaga, Mayor

Norlin Construction
1291 Hilltop Drive
Windsor, CO 80550
970 567 5696

Proposal
2/6/2015

To: Patrick Murphy
Town of Milliken

For: Limited renovation at the Milliken Grain Elevator

At: Broad St. Milliken

Electrical:	\$10,000
New 200 amp service to south end of the building, 6 high intensity florescent lights in ceiling, exterior wall lights at doors, 2-7.5 KW electric unit heaters and associated wiring, 110 volt outlets approximately every 12' of wall space.	
Refurbish existing double doors East and West sides	\$ 500
Repairing rotted floor joists under door openings	\$ 1,500
Replace glass in existing man door and windows	\$ 1,200
Ceiling insulation R-44	\$ 1,050
Floor insulation R-38 in basement only. Approximately 22' of the south end is built over an inaccessible crawlspace.	\$ 800
Drywall ceiling Fire taped only	\$ 3,000
Exterior landings and stairs	\$ 1,500
Interior dividing wall including man door	\$ 2,000
Brick patching upper south wall and around east doors	\$ 2,000
Flooring repairs	\$ 1,000
Flooring cleaning	\$ 2,000
Planning, management, and profit	\$ 4,000
Total	\$30,550