



CITY OF FORT BRAGG

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INDUSTRIAL ARTS CENTER STEERING COMMITTEE MEETING MINUTES

<http://city.fortbragg.com/pages/viewpage.lasso?pagename=4|Industrial%20Arts%20Facility>

Tuesday, February 17, 2009

5:00- 6:00 P.M.

Town Hall

363 North Main Street, Fort Bragg, CA

Meeting Participants: Marie Jones, City of Fort Bragg Community Development Director; Tom Pryor, Contractor; Jan Bell, former CEO of Mendo Lake Credit Union; Brian Newell, Woodworker; David Welter, Technician for College of the Redwoods Fine Woodworking Program; Nick Taylor, Industrial Artist; Debra Lennox, Architect and Artist; Dave Turner, Business Owner and Councilmember; John Hewitt, Physician and Artist; Victor McCaslin, Public Artist/ Ceramicist; Geisce Ly, Director of College of the Redwoods Mendocino Coast Campus; Amy Wynn, Land Use Consultant; Taimi Barty, Woodworker

Welcome and Introductions

Review Agenda:

1. Review/Approval/ Comments of Meeting Minutes from January 22, 2009 (informal)
2. Review Goals and Function of the Steering Committee
3. Tasks for Committee Members
4. Update on Mill Site Tour/ Dry Kiln Buildings with Michael Butler
5. Open Discussion
6. Next Steps

Review/ Approval/ Comments of Meeting Minutes from January 22, 2009

Members reviewed the meeting minutes and commented on their completeness.

Review Goals and Function of the Steering Committee

Marie Jones provided an overview of the process for developing an industrial arts center. She noted that it would realistically take at least three years and possibly longer. If a site on the GP Mill Site is identified as the preferred site, the specific planning process will have to be completed before a project such as this could go forward because the site would need to be re-zoned and subdivided. She noted that the process will also include the exploration of other sites within the City, including, for example the Grey Whale Inn, which is an old hospital and has large rooms and hall ways. At any case, at this stage of the process, the City is essentially tasked with preparing a feasibility analysis. To

analysis. To complete this analysis, staff will complete the survey to identify potential demand for space (total square feet), uses of space, special equipment and other needs, and potential income from renting space. Staff will then complete an estimate of the cost to purchase and rehab a space for industrial arts uses, with assistance from appropriate committee members. Next, staff will develop a feasibility proforma which will explore all potential project income (studio rentals, event space, classes) against potential facility costs (mortgage, utilities, management) to identify the funding gap which would be met through a CDBG (Community Development Block Grant) grant or Industrial Development Bonds (through the state of California) which are available at low interest rates.

Marie asked all committee members to briefly describe what they bring to the project and how they would like to be involved.

Dave Turner – wants to do as little as possible to make this project happen. He wants to help Council maintain interest in and support for this project. Turner noted that City staff support for this project was no small thing, given the wide range of competing activities that staff has to complete.

Victor McCaslin – wants to start a tile school for decorative and architectural ceramics. He wants to be the administrator of the tile school. Victor brings skills in grant writing and business packaging.

Jan Bell – is interested in preparing business and marketing plans for artists and in serving on a Board of Directors for the IAC.

Taimi Barty – brings an environmental engineering background and can lend a hand in the preparation of an environmental report for the project if one is needed. As a representative of the Woodworking Program, she wants to help bring the woodworkers' perspective to the project. She can also rally the troops (of woodworkers) for a specific project (like painting or hammering). She wants to make the vision happen.

David Welter – is a “do it” kind of person. He is interested in working on whatever needs to get done.

Brian Newell – will work with David to get something done whether it is a report or calling people. Does not have paper skills. Wants to work to make something happen.

John Hewett—is a physician and professional artist who has been involved in projects like this in the past. He noted that the project will need an attorney, people like Jan Bell, business people and fundraising experts. He is checking out a couple of centers in the coming month in Modesto and Grass Valley. He is interested in working on the case studies for the feasibility analysis.

Amy Wynn – is a land use consultant. Is not sure how she can help but is very interested in the project and is willing to help complete tasks.

Nick Taylor – is a metalworker and is interested in setting up a metalworking space in the IAC.

Tom Pryor – is a general contractor and would be interested in providing advice on building aspects of the project. He has a lot of building expertise and would like to be used for this. He is not interested in attending lots of meetings.

Debbie Lennox – is an architect and an artist. She is interested in helping with the programming for the space.

Geisce Ly – is the new director for College of the Redwoods Mendocino Coast Campus and is interested in learning more about the project.

Marie noted that the group seems to be split into two categories – a set of people who are interested in the physical design and development of the IAC and a set of people who are interested in developing the organization of the IAC. She noted that in the future, we may organize into two committees to pursue these two important goals.

Tasks for Committee Members

Marie reminded folks to provide their survey edits to Virginia within two days, so that we can complete this portion of the project.

Update on Mill Site Tour/ Dry Kiln Buildings with Michael Butler

Debra Lennox and Michael Butler visited the Dry Kiln Buildings as well as Dry Shed #4 and Dry Shed #5 on the Mill Site today. Debra provided a slide show of the various structures and noted the following:

- The newest Dry Kiln Buildings are not suitable as they are built with concrete blocks and would be too expensive to retrofit for an earthquake.
- Some of the older Dry Kiln Buildings may be suitable as they have very good structural beams, excellent sheathing, and concrete floors. However, some problems are evident. Some of the sheds have deteriorated roofs, while others have inadequate foundations.
- It was noted that the Dry Kiln Buildings are covered in the interior with tar. However, tar is not a volatile, flammable, or dangerous substance to health or safety. While currently unsightly, the tar covered walls could be covered over with drywall or some other interior surface finish.
- The two Dry Sheds (#4 and #5) are generally in much better shape from a structural perspective. These buildings are significantly larger and taller than the Dry Kiln Buildings. Shed #4 measures 146 ft by 433 feet for a total of 63,000 SF and Shed #5 measures roughly 235 X 185 feet for a total of 43,000 SF. The sheer size of these buildings may make their re-use difficult due to the need to heat such a large space. However, some members pointed out that if successful, the center might need this much space.

Next Steps

It was agreed that staff would hire Michael Buttler to evaluate the best two Dry Kiln Buildings and Dry Shed #4 as possible sites for the IAC.

Staff will set the next committee meeting to include a tour of one or more possible sites (based on the results of the structural evaluation). Possible sites include the Dry Kiln Buildings, Dry Shed #5, and the Grey Whale Inn. The site tour will include an update on the project.

Committee members are asked to hold March 17th and April 21st for possible future meeting dates and a site tour.

Marie thanked all for attending. Some good information was shared and the project is progressing.