

**Teller Historic and Environmental Coalition**  
Minutes of the Board of Directors Meeting  
Wednesday, May 21, 2014  
Midland Depot Annex, Divide CO

Chairman Dave Martinek called the meeting to order at 4:00 p.m.

**Present:** Sherri Albertson, Dee Breitenfeld, Craig Haney, Jane Lass, Dave Martinek, Mary Menz, Jean Rodeck, Norm Steen, Marion Vance

**Absent:** Cindy Haney, George Parkhurst, Jane Mannon

Dave welcomed the members and noted that those present constituted quorum.

**Minutes:** The minutes of the March 26, 2014 board meeting were approved.

**Treasurer's Report:** Treasurer George Parkhurst was absent. As of meeting time, George had not yet sent Dave a current Statement of Financial Position.

**Committee Reports:**

**Midland Depot:** Stabilization work on the Depot is complete. Dick Unzelman submitted final reports to the State Historical Fund. Work funded by the SHF grant was accomplished on time, and under budget! Because we came in under budget, the Coalition owes SHF \$9,964.07 in unexpended funds. Commissioner Steen made a motion that we authorize repayment of the funds owed. Marion Vance seconded; all approved. Once the transfer of funds is complete, the grant will be closed out.

On May 29, a group will meet to fill new members in on the history of efforts to restore the depot and to honor the original vision of the role the historic building and surrounding site can play in the Teller community. Focus groups will meet in July to go into further detail.

**Heritage Tourism:** Marion gave an update on progress of the Mobile App. Because of the rich lode of material we tapped into, we made a decision in early spring that it was more important to do justice to that material than rush the process to meet the original goal of a Memorial Day roll-out. Content is now ready to go to NeoTreks, whose designers and technical staff will format the material in their template, suitable for upload as a mobile application.

**Old Business:**

**Midland Days:** The 5<sup>th</sup> Annual event was held May 10 at John Wesley Ranch. The reputation gained by the event and the year's theme "Tunnels in Time" drew record attendance. Once expenses were covered, net profits yielded \$1,128 for each of the sponsoring organizations: T.H.E. Coalition and Divide Chamber of Commerce and Midland Days at Divide.

**Drummond Print:** The print is still on display at (Community Partnership)? Our former webmaster, Jodi Mijares, is now Coordinator of Community Partnership.

### New Business:

**Divide Sign Project:** The sign -- designed by Lisa Lee, President of the Divide Chamber--will stand 30 feet tall to make it visible from Hwy 24. Its salient feature is an iron train which moves on a swivel. Pete Kuyper will help with the cost of producing the train. He has submitted an application for the required permits from CDOT. The request was supported by a proclamation from Teller County in favor of installing the sign. .

### **Fund-raising: 2014**

All concur that we need to turn attention to raising funds to keep the Coalition solvent.

**Yard sales and silent auctions** are the preferred possibility for starters, given the number of items we have acquired through donations. Sales have the advantage of clearing out the upstairs space in the Depot as well as at least one of our storage units.

The idea put forth is a two-tier plan.

1. "Yard sale" grade items to be offered for sale (on Depot grounds??) in early June
2. More valuable items to be sold in a more formal setting in August. The August date has the advantage of coinciding with the Great Divide Kite Flight and Divide Chamber's annual sale. The Chamber is in agreement with holding the two events concurrently.

Dee will be in charge, but will need lots of help.

Also mentioned was the possibility of peddling some of the more valuable items on Craig's list.

Dee will coordinate inventory and classification of items. Mary and Craig volunteered to help. Dee, Mary, and Sherri already did preliminary inventory and got rid of items which have no value, such as obsolete electronic equipment.

**Newsletter:** Next issue is due out mid to late June. It will advertise the upcoming sales.

**Future use of Depot Space:** Craig will organize a focus group to update the Master Plan, including articulating a common vision for the future of the depot: how we envision allocation and use of space once the building is rehabilitated, and what those plans entail in terms of mechanical and electrical needs. The group will meet for two sessions in July. Dates to be announced.

**Certification:** Thanks to Dee, T.H.E. Coalition is now a certified railroad memorabilia repository. Co-curators, Dee and Jean can accept and display artifacts relating to the Colorado Midland Railway. Items will be temporarily stored in the secure space we rent from Andersen Enterprises. A "Collections Committee" made up of Dee, Jean, Mary, and Cindy will set policy for deciding which offers we want to accept, and keep clear records of donated items.

#### **Status of Depot Property:**

The final item on the agenda was the perennial question of ownership of the depot. Dave made the most of a planning meeting for Midland Days at Divide to broach the subject with Pete Kuyper. His proposal was the following:

Midland Days at Divide secures its 501 © 3 status. Pete then signs over the property and improvements to Midland Days (of which he is a board member) and leases back the portion of the land zoned commercial. That lease would be on very favorable terms while the land remains undeveloped. Pete would continue to pay for utilities and liability insurance, but the property would come off the tax rolls. Once he develops the land for commercial purposes, the lease would convert to "market value" to provide income to Midland Days at Divide and T.H.E. Coalition for operation of the depot. Midland Days would own the land and depot; T.H.E. Coalition would continue to lease the depot and property and own the planned exhibits. Divide Chamber would operate the visitors center. One of the many advantages to this arrangement is that once Midland Days, as a non-profit, is the legal property owner, the applicant match required for SHF grants drops from 50% to 30%.

Dee pointed out two important considerations:

--we need to get in writing just how this ménage-a-trois would work in terms of current and future responsibilities, and make sure it is signed by the three parties (THE, the Divide Chamber, Midland Days and Pete). At a minimum, this could be a letter of intent for the present; eventually a full-fledged lease, with conditions clearly spelled out.

--per the original vision for the depot property as a whole, architecture of the commercial buildings needs to fit in with the tone and style of the era represented by the depot and outbuildings on the museum-and-visitor-center side. Also per that vision, the commercial enterprises should, insofar as possible, be in keeping with 'historic' tone and style.

The Board gave its consent for Dave to pursue the proposed arrangement.

The meeting adjourned at 6:15

Marion Ritchey Vance, Secretary