

RIVERVIEW TECHNOLOGY CORPORATION
Special Board of Directors Meeting
Minutes
December 2, 2014

Members Present: Susan Corle, Tim Hatten, Will Hays, Steve Hovland, Chris Launer, Pat Tucker, Katie Worrall

Others Present: Hannah Benson, Dick Dayvault, Dean DiDario, Jon Horn, Jon Maraschin, Ken Short, Kay Simonson, Harry Weiss
Ex-Officios: Bennett Boeschstein

Call to Order: Pat Tucker called the meeting to order at 8:00 am.

Guest Introduction and Overview of Historical Districts: Jon Maraschin introduced the guest speakers: Dick Dayvault with Stoller/DOE, Jon Horn with Alpine Archaeology, Kay Simonson with Mesa County, and Harry Weiss with the Downtown Development Authority. Jon explained that in 1999, the RTC had to make the decision whether to become a historic district. Ultimately, RTC decided at that time not to take the designation because the buildings that needed removed due to contamination would not have been able to be removed. However, DOE would like RTC to take a second look at the historic district designation in order to transform the cabin into a museum and/or a visitor center. DOE has been working on securing funding for this project, becoming a historic district is important, but not necessarily crucial in receiving funding. Jon Horn, who has been working as an advisor to the DOE on this project, explained that when DOE took over the campus, they had a historic document completed, which said that Cold War era buildings would be eligible for historic district designation. To be on the National Historic Register, a basic step is to allow a Federal agency to consult on anything that would impact the buildings. Other than that, Jon Horn explained that there would be no more obligations to manage the buildings as there are now, and it wouldn't change the way DOE manages the buildings either, it only creates a more formal recognition. Pat asked if it would be possible to develop the site in the future if the entire site is given the designation. Jon Horn says RTC would need no outside approval for development. Jon Maraschin added that because of the way that Federal money is received through a lease, the section 106/historical district doesn't currently apply. Jon indicated that if RTC builds a new building, as long as it fits with the other buildings, there is no problem. There would be some historic standards, and a committee could be formed to review those before any building would be done. If something is done that does not comply with what the Federal Government wants, the site could be delisted, but there is no other penalty. Harry Weiss explained that the only time Federal money would matter is on the project you are specifically undertaking. Basically, the Federal Government does not have any control over a project unless they were giving federal money for that project. Kay Simonson added that by being listed on the State historic register, there is access to money for preservation related projects. In order to receive these funds, the site must be listed on County, State, and National registers. Once the property is listed, these grant funds are available, but must meet certain requirements from the State. Will Hayes asked what are some other advantages of becoming a historic district. Jon Horn says public recognition is a major advantage; Harry added that it would foster community stewardship.

Jon Maraschin moved on to the issue of remodeling the cabin for a museum. This project is not contingent on a historic designation, but because Federal money is involved, the compliance would be as if it was registered. One big issue is how the museum would be managed. There are security issues with people coming on site, as it is an operating DOE site. Pat reminded the Board that the RTC's mission is economic development, and they should be careful not to stray from that mission. Dick Dayvault expressed DOE's desire to turn the cabin into a museum to showcase the Manhattan project. As far as security, DOE would move the existing fence so that the cabin is open and separate. Dick also said that DOE does plan to staff and manage the museum as well. Jon Maraschin proposes that RTC considers going forward as long as DOE provide the funds for renovations, utilities, cleaning, upkeep, etc. and RTC would not charge additional rent for the space. One question was whether all buildings would need restored, or could just the cabin be restored? Jon Horn said that the historic office would like to see as many buildings included as possible, but may consider less. Katie Worrall asked if it would be possible to get historic designation for just a portion of the site. Jon explained that while that is a possibility, it lowers the possibility of receiving the designation. It may also seem disingenuous to not include the entire campus; either the campus is significant or it isn't. Harry agreed that the issue of integrity is important. While not all buildings may not be considered historic, it is the sum of the whole that is important. Dick added that this is a unique time for DOE, having funds and also management that is supportive of the project, and are hoping to move forward. Chris Launer said that while the Board is supportive of the project, having such a close Federal connection is worrisome for the future possibilities of the site. After much discussion, it was decided that a vote for historic designation for the site would be tabled until the next RTC meeting, at which time the Board will vote. A committee will be formed to review the designation further. Chris Launer made a motion to set aside the cabin and a portion of Bldg. 12 for use as a visitor center, matching the lease at no additional cost. DOE would fund any improvements, maintenance, utilities, and operations in the space. Katie Worrall seconded. All members voted AYE and the motion passed.

Adjournment: There being no further business, the meeting was adjourned at 9:10 a.m.

Next Meeting – February 4, 2015