

**DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES OF JUNE 2, 1995**

Present: Chris Launer, Karen Hayashi, Glen Dennis, Jean Sewell, Mark Hermundstad, Bill Petty, Pat Gormley, Ex-officio Joe Skinner, Ed Chamberlin, , DDA Director Barbara Creasman

Absent: R.T. Mantlo, Bruce Hill, Kathleen Killian

CALL TO ORDER

The meeting was called to order by Mark Hermundstad at 7:30 a.m.

APPROVAL OF MINUTES

The minutes of May 5, 1995, were approved on a motion by Sewell and a second by Dennis.

FINANCIAL REPORT

Not available due to personnel changes and new system.

DDA INCLUSIONS

On a motion by Gormley and second by Launer, the board approved the Catholic Outreach inclusion, 200 block of White, Lots 23-24, Blk 79, Grand Junction; Lots 25-26, Blk 70, Grand Junction; Lots 12-13, Blk 98, Grand Junction; Lots 14-16, Blk 98, Grand Junction; Lots 19-20, Blk 79, Grand Junction.

The properties noted at previous meetings have been included in the DDA. However, Barbara recently received a memo from John Saver noting additional action needed to also include these properties in the tax increment area. Barbara will follow-up with Kathleen and Joe and proceed to include all properties in the DDA and TIF district.

FRANCIS CONSTRUCTORS CONTRACT FOR AVALON

Ed explained the Avalon construction contract.

The DDA is acting as the agent for the City in accordance with our contract with the City. In addition to approving the contract, the board needs to authorize signatures; Barbara or someone who approves change orders.

The DDA board wished to clarify that the DDA is not libel for unforeseen costs that come up and is not obligated to come up with additional funds beyond what is covered in the scope of work and dollar amount covered in this contract.

The Avalon Board has agreed to sign an agreement with the DDA which clarifies their responsibility for fundraising, not the DDA.

3RD & MAIN MINI PARK

Pat made a motion to approve Concept C, Chris seconded, approved. Barbara reported that there is a total budget of \$27,000, including the parking surface. This project needs to be built this year.

GROWTH PLAN

The board discussed overall goals to be included in our review comments - to support downtown and encourage sound planning. The board generally supports Alternative 2 "Concentrated Urban Growth" and will further review the three scenarios and the draft information. The Growth Plan will be very important to Downtown. It was agreed to set aside time at an upcoming meeting to discuss more fully.

The board needs to hold a special meeting by June 10 to authorize signing of the Avalon contract.

Adjourn until Thursday, June 8 at 7:15 a.m., at A.G. Edwards, to address the Avalon construction contract.