

**DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES OF DECEMBER 1, 1995**

Present: Chris Launer, Karen Hayashi, Bill Petty, Mark Hermundstad, Jean Sewell, R.T. Mantlo, Pat Gormley, Kathleen Killian, Rock Cesario - DTA President, DDA Director
Barbara Creasman, Lisa Nassour-AA

Absent: Bruce Hill, Glen Dennis

CALL TO ORDER

The meeting was called to order by Chair, Jean Sewell at 7:30 a.m.

APPROVAL OF MINUTES

The minutes of November 17, 1995 workshop was passed out to all board members.

DECEMBER WORKSHOP

Barbara inquired as to whether or not anyone would be able to attend the December 15 DDA Workshop. It was decided that there would not be a December Workshop, motioned by Pat, and seconded by Bill. Approved.

HISTORIC PRESERVATION PROJECTS

The Avalon Lobbies

The Avalon Lobby Restoration was awarded the \$100,000 grant. We should have a contract for the work in late spring or early summer. We already have the \$65,000 in required matching funds. We still need to raise \$350,000 to complete Phase III of the project. The City has not yet decided on the Avalon's request for \$100,000.

Second Story Feasibility Study

The second story study project has been awarded \$11,000. The total project cost is \$15,000. Joseph Bell of the Colorado Historic Society will discuss the technical aspects of the project to get it off the ground.

Union Depot

The Depot project was denied a grant this last application. Jim Leany has spoken with Barbara on how he can improve his application for next time, and reduce the length of his descriptions of the projects to make it easier for the grantors to determine what the grant is specifically being used for. Jim will probably want to reapply for the next funding cycle - February 15.

C.D. Smith Building

Grant was denied, mostly due to the confusion of the Museum building a structure behind the C.D. Smith building.

Resource Center

No information available at this time on the status of the Center.

FEBRUARY PROPOSALS

Union Depot

Jim Leany will go over with Barbara on how we all need to work together to submit his next application and proposal. We will ensure that it is more precise.

Schroder

Joseph Bell suggested that Barbara submit a grant proposal for a general facade program, so the moneys may be distributed to anyone who is doing a historical facade project and meets the criteria set forth by the project qualifications. Joseph would approve the technical aspects of all projects applying for assistance. This would eliminate Rick Schroder from requesting a grant individually. This program will take more staff time but will benefit more properties.

White Hall

Guy Washburn, who owns the building has done an outstanding job with the Hall. Joseph Bell was also impressed with his progress. White Hall has also been approved by the City Council as a local listing. Guy will want DDA sponsorship for the next grant cycle.

Mesa Theater

Several "film buffs" have interest in the theater. There needs to be a program set up or some direction on the remodel and reuse of the theater. Currently, there are no seats, curtains, or other furnishings still in the theater. The stage is minimal. Barbara is recommending the DDA apply to the Historical Fund for a reuse study similar to the one now underway on the PSCO Steamplant.

KJCT - ISSUE

KJCT is trying to get a permit by the alleyway near the Winery. DTA has the permit for exclusive right-of-way on all sidewalks; therefore, KJCT would need to come to the DDA for the permit. If they request a permit before 5:00 p.m. on Friday, December 1, we will issue it for part of the alleyway by the Winery, since this area is outside the DTA permit. It has also been determined that not only has KJCT never paid even the minimal \$50 sponsorship fee for the past several years. All other sponsors have paid this fee. KJCT also, in their extensive advertising for the Parade in the past, has never mentioned that the DTA is the actual producer for the Parade; therefore, not giving the DTA any credit for doing anything for the Parade.

MILL TAILINGS SITE PARK

There is a request to the state for \$10 million for the Legacy Projects, with \$200,000-500,000 in the budget for this site. Barbara spoke with Joe Skinner and Kathleen, and it was suggested that the DDA maybe take a lease on the property, relieving the City of ownership. Another option would be for the City to lease the property, with ownership transferring to the City after the Site is given a clean “bill of health”. The Parks department has made it clear that this property is not a priority for them, but Barbara suggested that it is a priority for the DDA, DTA, and Riverfront Commission. The City expressed concern that if the federal government passes a new environmental law, that they will be responsible for the entire cleanup of the site. This really should not be an issue, since there are so many properties that may be subject to such a law, and it is not determined that the site would even be a problem. Barbara will have a copy of the State’s original Master Plan of the site for the January DDA meeting.

CAPITAL PROJECTS

How would bond money be spent if there was a bond issue? Barbara passed around a draft capital budget that was updated in ‘94. This budget has scenarios for \$1, \$2, and \$3 million. If there is a new bond based on our last discussion, there will be \$600,000 available for projects. See attached.

DIRECTOR’S REPORT

628 Colorado Avenue

The Museum staff liked the house, and the board wants to go ahead with moving it to Cross Orchards, but would like more information on the entire project. There is question as to where the house would actually be placed, and this needs to be looked over by the Museum.

As discussed at our dinner meeting with City Council, the Parking fund will pay for the move of the building (\$13-15,000).

Avalon Theatre

On December 16, the CHS symphony will be performing the “Snow Queen”. Tickets are \$3.00 each, at the door or in advance at Roper Music and Busy Bee Crafts.

There seems to be some problems with getting the seats installed by January 10 for the KEKB concert. Pat and Barbara will discuss options later this morning, and attempt to “iron things out” with the broker and the owner of the seats. However, seats must be installed.

ADJOURN

The meeting was adjourned at 9:00 a.m.