

Downtown Development Authority
June 7, 1996
Minutes

Present: R.T. Mantlo, Glen Dennis, Chris Launer, Jean Sewell, Bruce Hill, Karen Hayashi, Bill Petty, Mark Hermunstad, Kathleen Killian, Mike Sutherland and Greg Hazelhurst (with PDM), Barbara Creasman, Lisa Nassour.

Absent: Pat Gormley

Call to Order

The meeting was called to order at 7:35 a.m.

Approval of Minutes

Mark made a motion to approve the minutes of May 3, 1996, Bill seconded the motion. Motioned carried.

2nd Story Survey

Mike Sutherland and Greg Hazelhurst presented a budget and time line for completion. The project goals were discussed. Mike passed out a handout of tasks which is attached as a permanent part of the minutes. Mike presented information supporting his opinion that the goals can be accomplished within the budget that was established the original grant. There will be a lot of in-kind work to make up for some money. The handout of the project team is attached.

R.T. Day and Heritage Co's was original consultant, but Barbara had been unable to contact them since the grant was awarded and is recommending PDM do the work. The DDA Board needs to make a motion to approve using this firm.

As part of the study, we will select two properties and study in-depth, and develop a pro forma on each and determine opportunities and impediments for development (i.e., parking, having standards, cost, building codes, etc.).

A motion was made to approve using PDM consultants by Bill Petty. The motion was seconded by Bruce Hill. Motion Carried.

Nominations

The Board reviewed the list of candidates. Barbara related her conversation with Pat Gormley since he couldn't attend this meeting: Pat Gormley suggested Bruce Bengue would be a good addition to the Board since he is coming in from the DTA. If there is one category the Board has been weak in, it is retail.

R.T. mentioned the City Council would probably want to interview all candidates if we did not re-elect current members Pat and Mark.

Two persons who do not qualify are Patty Eaton and Richard Hittle. Barbara will write them and explain and provide information on including their properties in boundaries. She will also discuss the DDA project with them.

Roland Bitting owns property on Colorado Avenue.

Donald Cannon has an office on 1st Street.

Richard Helm owns M Street Gallery and just went on the DTA Board.

Bruce Bengel--was on DTA Board for several years, was on parking task force, and more. Has been involved with many Downtown Projects.

Mark H. and Pat G. are current Board Members.

According to our by-laws the Board nominates board members to the City Council for appointment.

A motion by Chris Launer was made to nominate Bruce Bengel and Mark Hermundstad as Board Members. The board expressed thanks for Pat's involvement and would appreciate his involvement in future projects. Bill Petty seconded the motion. Motion carried.

Tax Bill

There is confusion because of the tax bills about DDA taxes. DDA does not increase taxes or mill levies, above our five mill limit. It is not legal to do so. Barbara will work with staff to come up with a practical technical solution and then the Board will try to assist in meeting with the elected officials.

Clarification of Minutes (re: TIF revenue)

We will need to amend Minutes per Amy Kennedy when she sends the specific siting to us. RE: Lee Talbot, office project.

Directors Report

Bond Issue

\$843,000 has been received and deposited. We are required to use 5% in the first 6 months. Barbara Creasman will bring the approved project list and parameters for expending these funds to the next meeting. She will also have a financial report.

628 Colorado (Hardy House)

The Hardy House will be demolished. The Carriage House may be moved to Cross Orchards. The Museum decided it was burned too badly to use. The lot next to the Hardy House is parking that we own. The entire lot next to the parking lot is owned by John Groves. This lot would be ideal for the City to purchase for public parking. However, John Groves prefers to hold onto it until he rents his retail space. At that time, he might be willing to sell it. Pat Gormley discussed this possibility with John.

The DDA has expressed a desire for the City to acquire this property as part of the long-term

public parking plan. Board members agreed this would be an important acquisition. Mark Hermundstad suggested we do some initial ground work to determine environmental evaluation needed.

Avalon Theatre

The Avalon facade received a statewide Colorado Historical Preservation Award. John Schler made the nomination. There will be a press release going out on the award.

An article on the Longmont Hotel Development attached.

Adjourn

Bill Petty made a motion to adjourn the meeting at 8:50 a.m. Mark seconded. Motion carried.