

DOWNTOWN DEVELOPMENT AUTHORITY

MINUTES September 6, 1996

Present: Mark Hermundstad, Pat Gormley, Karen Hayashi, Bill Petty, Bruce Hill, Bruce Benge, Jean Sewell, Chris Launer, Kathleen Killian, Barbara Creasman, Lisa Nassour

Absent: Glen Dennis

CALL TO ORDER

The meeting was called to order by President, Chris Launer at 7:30 a.m.

APPROVAL OF MINUTES

Bruce Benge made a motion to approve the minutes from August 2, 1996, Jean Sewell seconded the motion, motion carried.

SUPPORT OF SCHOOL BOND ISSUE

Representatives Martiey Miller and Terry Wakefield from the committee to prevent overcrowding attended the August workshop and presented information to the board concerning overcrowded conditions in the schools. The DDA is in support of the School District 51 to maintain the existing mill levy and to increase taxes to help pay for operational costs. According to Martiey, District 51 has one of the lowest overhead costs in the state. Mark Hermundstad made a motion to support both components of the bond issue, and Bill Petty seconded the motion, motion carried, unanimously. The DDA will write a letter of support to District 51 and send a press release to the media.

SECOND STORY STUDY MATCH

At the workshop, Mike Sutherland, PDM Consultants explained that \$1,500 match from the Division of Housing may or may not be available due to contingencies for the use of these funds. Barbara recommended that the DDA agree to provide the \$1,500 if needed so we don't disrupt the study. The total cash match with the CO Historical Society is for \$4,000. The DHE has already committed to \$2,500, Mark asked if the DHE can also match \$1,500; Barbara will check with the local housing authority on the additional \$1,500. Mark Hermundstad made a motion to approve \$1,500 match if needed, Jean seconded, motion carried.

CITY HALL REMODEL

Ron Lappi, Finance Director made a presentation to the board to inform the DDA of planned remodel.

The City hired Ed DeDuca to do a study a few years ago for the City Hall Remodel and it was determined that at least 7,000 sq. ft. would need to be added for basic efficiency.

Currently, the City has a ten-year capital improvement plan, which is updated annually. \$4 million is budgeted for the removal of the south wing of City Hall. The historic north wing will remain. They will tear out the basement where records are currently being stored. The deficiencies in City Hall are not only because of personnel growth, but they are also lacking an active records storage area for Personnel, City Clerk, and Community Development. They also are in need of a conference room since there is only one available. Recently, they moved 6 people across the street to Mesa National Bank to make room for an additional conference room; currently they are also renting space at hotels for testing rooms, and other meetings. The goal is to have several conference rooms so that in the long-term the excess conference rooms

can be used for office space to accommodate the growing personnel. The plan is to triple the present 7,000 square feet of usable space; the south wing alone will take up 10,000 sq. ft. Council meetings will have computerized capabilities in the future; they have hired an architect for the preliminary drawings (Frank Wagner & Associates). It is their intent to have the two existing buildings blend so that the buildings are uniform in appearance. They would like to maintain the grass and green space in front of City Hall. It is also their intent to create parking for City Hall employees away from the current parking area, so that the employees do not continue to use all of the meters, therefore, eliminating usage for customers. The entire project will not actually go to bid until Fall, 1997.

EDA GRANT

An application for the grant was approved; and the DDA was awarded \$20,000 to continue the study on Two Rivers Convention Center. The study will cover an in-depth analysis of potential improvements to Two Rivers-expansion, updating, teleconferencing capabilities, etc. The DDA is required to match the grant with &7,500, which the Board has approved. By the next workshop we are expected to have more information from Jean Townsend and Arne Ray of Coley/Forrest, Inc. on their recommendations to get the most for these funds.

REDESIGNATION OF ENTERPRISE ZONE

The EZ was first designated in 1986. The Mesa County Enterprise zone is the only single county zone, with a very targeted area, as opposed to having all of Mesa County in the zone, like the other enterprise zones in the state.

Per capita, unemployment and loss of population is the distress criteria for EZ designation, the same as for initial designation. An area only has to meet one of the criteria. In 1986, the county met all three. MCEDC wants to keep the Airport area in the zone because of the new technology park and the committee agreed. However, it does not meet any of the distressed criteria. Foresight Park will be taken out and the area directly south of there. This area does not meet the criteria and is considered developed.

Even though it meets distress criteria, Orchard Mesa was not included because it would not be in-line with the overall plan, which includes strip commercial. In Palisade some commercial areas downtown will be added. The Palisade riverfront area was not approved even though it did meet the distressed criteria, because there is no current project. Nothing will be added or taken out until July, 1997. Inclusion of Mesa College was approved, however, it will not go into effect until July, 1997 also. The State Economic Development Commission has to approve any new inclusions or deletions.

Chris Launer made a motion to approve the resolution in support of the new designations, Bill Petty seconded the motion, motion carried.

DIRECTOR'S REPORT

200 Main - Barbara asked the board to look over the RFP and give her their comments or questions.

3rd & Main - City Council approved to pay for the amphitheater and the \$40,000 for the fountain. They plan to break ground in fall, 1996.

Avalon Parking - Plans were submitted to the architects for right-of-way improvements. The City needs to get bids and will probably be beginning the project approximately the same time as the 7th street improvements.

CCRA

Barbara passed out the pamphlet for the upcoming conference to be held in Grand Junction on October 24, 25. The pamphlet is a permanent part of these minutes. Barbara requested that the board attend a dinner meeting on 10/25 with CCRA speakers, and asked if they might be able to attend the reception as well.

Barbara noted our annual dinner meeting scheduled with City Council for October 23rd.

There are letters attached as a permanent part of these minutes regarding the courthouse windows. A letter from Ron Maupin to the Board of Commissioners was passed out, and is a permanent part of these minutes. The letter's subject is historic preservation and aesthetic issues.

Karen Hayashi made a motion to adjourn, Jean Sewell seconded the motion, motion carried.

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