

# **DOWNTOWN DEVELOPMENT AUTHORITY**

## **MINUTES October 4, 1996**

Present: Chris Launer, Jean Sewell, Bill Petty, Mark Hermundstad, Glen Dennis, R.T. Mantlo, Barbara Creasman, Lisa Nassour

Absent: Karen Hayashi, Bruce Hill, Bruce Bengé

### **CALL TO ORDER**

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

### **APPROVAL OF MINUTES**

Chris Launer made a motion to approve the minutes from September 6, 1996, Bill Petty seconded the motion, motion carried.

### **BUDGET REVIEW**

A copy of the revised budget was distributed to the board and is a permanent part of these minutes. Barbara informed the board that she will look over staff time and figures from for all categories. For budgeting purposes the contract with the DTA was increased by \$2,000 and the Avalon by \$1500 in future years. Barbara recommended that the Avalon start paying the increased administrative fee in the next fiscal year and in addition, pay the staff time for events worked. It is apparent that the DDA staff is spending significant time on the Avalon and DTA projects. She has also talked to the Association about paying event time.

Bill made a motion to approve the revised '96/'97 budget, Jean Sewell seconded the motion, motion carried.

### **MILL TAILINGS SITE**

Joe Stevens, Director of City Parks Department gave a brief presentation regarding the 107-acre site. The site is currently in the process of being transferred from the state to the city.

The legacy project - will fund \$13,000 with \$7,500 match from the DDA(a total grant to Mesa County of \$4.5 million) to develop a the master plan for the site. The previous state park plan emphasized camping, concessions, bike and boating equipment, and a play area.

Joe estimates it would take \$8-9 million to fully develop some type of recreational area on 107 acres. Currently, there are no funds to support this development. The site will be a major regional park when developed. However, even when the master plan is completed, Joe is not confident that development would happen soon after. The DDA budgeted \$2,500 to do preliminary studies on the site - to assemble all of the past information as a base for the master plan. Barbara suggested that the DDA move forward with this part of the study.

Fish & Wildlife has given the go ahead on the Orchard Mesa pedestrian bridge - the cost is \$663,000. The north end will be on this site. The bids for the trail area will go out in the Spring, 1997 to tie the bridge to Watson Island and downtown.

The Daughters of the American Revolution are planning to put a sculpture in Eagle Rim Park being developed on the south side of the river, to commemorate the Old Spanish Trail where the river was originally crossed.

Glen Dennis suggested that the City might lease some of the land at the mill tailings site to non-profit organizations interested in using it instead of the land remaining vacant for so long. Maybe this site could work for an ice rink, or skateboard park.

### **DDA /COUNCIL DINNER DISCUSSION TOPICS**

The date of the dinner will change to Tuesday, November 12, 1996. Topics to discuss include the TIF public improvements including parking, redevelopment RFP (Two Rivers analysis); the museum expansion and bus station property. The DDA has committed to \$50,000 for the museum tower and elevator/stairwell, the next phase; and \$100,000 towards additional improvements, possibly the purchase of the bus station area for parking lot.

### **TWO RIVERS REDEVELOPMENT**

Barbara met with developers on the weekend from Denver, to walk through Two Rivers and answer questions on the project and the community, etc.

The DDA will share all of the consultant's information with area businesses and organizations, to keep them informed of the redevelopment project. Barbara and the consultants will meet with prospective developers, and would also like to include several board members in the meetings with developers and interested individuals.

### **DIRECTORS REPORT**

#### Grants

- the deadline for Colorado Historical Society grants is November 15. The DDA will resubmit the Downtown Facade grant, and White Hall.
- Pitkin Grocery: owned by Marjorie Montgomery. Her daughter, Jana, wants to do a restoration on the building; however we have not heard back from her.

#### Avalon Parking

City Council approved the full budget for the parking lot improvements.

#### North/South Corridor

There will be a public meeting on October 8 at East Middle School. Quite a few citizens are concerned about the extension north on 12<sup>th</sup> street. The current proposal is to build a bridge across the river at 29 road with the railroad crossing at 12<sup>th</sup>, and widen 12<sup>th</sup> to Patterson. Mark Relph will attend our 11/1 meeting to discuss this project further.

Jean Sewell made a motion to adjourn, Glen Dennis seconded the motion, motion carried.

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