

MINUTES
Downtown Development Authority
Regular Meeting of Board of Directors

May 2, 1997
233 S. 5th Street, C.D. Smith Building

Present - Chris Launer, R.T. Mantlo, Karen Hayashi, Jean Sewell, Bruce Benge, Bill Petty, Bruce Hill, Pat Gormley, Helen Love, Kathleen Killian, Barbara Creasman, Lisa Nassour, Mark Relph - Public Works

Absent - Mark Hermundstad, Glen Dennis

CALL TO ORDER

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

APPROVAL OF MINUTES

R.T. made a motion to approve the minutes of April 4, 1997; Bruce Benge seconded the motion; motion carried.

FINANCIAL REPORTS

The financial report from April was passed out to the board and is attached as a permanent part of these minutes. Also attached is a narrative of the 1996 expenses and the year-end 1996 financial report. **TIF Admin.**

discussion: Chris Launer, Karen Hayashi, , Larry Terrel, and Barbara will be meeting with the City Auditors Randy Booth, Mark Achen, and Ron Lappi on Wednesday, May 7 to discuss the bond issue proceeds. The TIF Admin. payment of \$16,900 from the 1990 bonds has been paid leaving the annual balance at negative \$100. If the TIF payment of \$17,000 from the 1996 bond had been paid we would have met budget projections with a positive cash flow.

Downtown Bike Path Plan - Mark Relph

Mark came to update the board on the plans for the downtown bike path plan. There have been funds allocated for the Multi-Mobile Plan. The intent is to encourage bicycle traffic. City Council adopted the Urban Trail plan and there was a top-ten list made for bike path routes, including a few in the downtown area. Main Street was chosen and would like to tie into the Riverfront trail system; third street was chosen as a link from South Avenue to Sherwood Park. An open-house meeting was held to get ideas on how to implement this corridor. Parking would have to be removed on one side of the street. The feedback from residents has been low, but from businesses - there has been higher response, i.e., letter from Thomas Hunn as mentioned later in these minutes. He was not as concerned for his own parking, but for other merchants who may not understand the whole process of the project. One of the other issues brought up by Tom Hunn, was that by just putting paint on the ground it would not be effective. Bike riders would not want to stop at every intersection, and perhaps stop signs would have to be repositioned, etc. Putting in diagonal diverters for autos may be another option, an actual barricade that would allow bicyclists and pedestrians to go through, but not the autos. This is recommended primarily for residential areas. It should be aesthetically pleasing with landscaping as well. The goal is to make the area more friendly to the bicyclist and pedestrian. Public Works is currently working on a map which will show people how to get around on bikes - they will hand them out to bike shops, etc. to get the word out to all who would use it.

Bruce Hill commented on the feasibility of using 3rd Street if you are coming from Sherwood Park as most riders would still continue to use 10th Street without some improvement to make it bicycle friendly. The plan

would work only if stop signs were removed. Mark mentioned that there may be a push button stoplight just for bicyclists on North Avenue to use.

When Independent Avenue is rebuilt there will be another challenge to include bike lanes which would link to Sherwood Park, and the Riverfront.

R.T. suggested that the public would have to be re-educated on which streets are more auto-friendly, and which are bicycle-friendly; this would pose a great challenge to the City. Barbara mentioned that plans may have to be taken out with options so that the residents will have a chance to be educated and be supportive.

She also mentioned that new bike racks would really be a positive asset to downtown as the current type we have are not user-friendly to the bicyclists.

3rd & Main Fountain/Amphitheater

Mark Relph - Public Works has been communicating with Mays Concrete, and May's still has not received all the parts of the fountain. Public Works has asked them to at least start some concrete work now rather than wait until the fountain is all in and complete. The work around the fountain could be started, but the actual area around the fountain would need to wait. The lot would not be paved and striped until the fountain is complete. Mark anticipates that the concrete work may begin within a couple of weeks, and will take close to two months to complete, including the lot paving.

5th Street Update

Plans and Specs & bid documents are complete. Funding from Entitlement Funds/CBDG still has to go through a formal HUD approval, and therefore, cannot commit the funds until the process is complete.

Doo Zoo Fundraiser

Bruce Bengé informed the board that there will be a *Time-Out* that is scheduled today from 9-5 to raise funds for the organization, and invited the board to take part in today's fundraiser if possible or sign up for a donation. The Doo Zoo is currently having financial difficulties and is working hard to try to keep the organization active. There have been discussions about the Doo Zoo becoming part of the Museum, but there have not been any official offers. It takes approximately \$60-80,000 to run the Doo Zoo on an annual basis. There are a lot of families visiting the children's museum, however, Bruce mentioned that in the future it could potentially be close to the *Exploratorium* in San Francisco where children of all ages can attend. Not being financially stable has made it difficult for the Doo Zoo to try to expand. The donations it would take from downtown merchants and others would be rather low compared to other fundraising projects. Annual memberships are available for \$40. Changes in staff and the inability to hire good staff makes it difficult to be consistent. The DDA is supportive of keeping the Doo Zoo open and downtown. Board members were encouraged to donate to this effort.

DIRECTOR'S REPORT - Barbara Creasman

Mill Tailings Site Visit

Barbara asked the board what would be the best time for a visit to the Mill Tailings site - within the next month. The most convenient time would probably be early a.m., DDA staff will arrange the tour and contact the board members to attend.

Two Rivers Area Redevelopment Final Study

Barbara passed out the final study to the board, and requested that the board look it over and it be discussed at the next meeting.

Historic Preservation

May 15th is the deadline for the grant applications to the state historical society.

Hotel Melrose - the DDA has been approached to sponsor the grant. The project cost would be just under \$5,000 and the owners, Marchus & Sabrina Bebb-Jones will put up \$1225 and the grant request will be for \$3675. This will be for a rehab feasibility study.

Raso/Woolworth's - this building is up for historic designation, and may get approved at the next City Council meeting. Currently, there are no signed lease contracts, but there are 2, possibly 3 tenants ready to sign a lease. Woolworth's will have to pay to put the walls back in place, and return the building to the way it was when they first took the lease.

Facade Program - Jon Schler relayed to Barbara that he felt confident the downtown facade program would have a good chance of being awarded in this next round.

St. Regis - Brian Mahoney and his partner Ebby Eslami are buying the St. Regis, and will be pursuing the CHS grant. They were given information on the grant to make sure that he keeps the rehabilitation in line with what the previous owner has committed to when the grant was originally awarded. The state staff will have to review the final contract. Brian and Ebby will not be making their intentions public until the sale is final - scheduled for May 14.

Avalon Theatre - there will be another grant for the Avalon re-roofing exterior masonry repair and grid reinforcement.

OTHER ATTACHMENTS

Bike Path letter from Thomas Hunn

Barbara passed out a letter written to the City opposing bike paths downtown. The DDA's position is that we want downtown connected to the bike paths, but not necessarily in the position Mr. Hunn is referring to.

Letter to Avalon Board from Quentin Jones - Senior Theatre

The letter is attached as a permanent part of these minutes. Before the letter was written there was no issue brought up prior. The letter will be discussed in the next Avalon Board meeting.

World Savings

They will be building a 3000 square foot building on the property that the Feed Lot is currently on.

ADJOURN

Jean Sewell made a motion to adjourn, Bruce Bengé seconded the motion, motion carried. The meeting was adjourned at 9:00 a.m.