

**MINUTES**  
**Downtown Development Authority**  
**Regular Meeting of Board of Directors**

**June 6, 1997**  
**233 S. 5<sup>th</sup> Street, C.D. Smith Building**

**Present** - Chris Launer, Karen Hayashi, Bruce Benge, Bill Petty, Pat Gormley, Mark Hermundstad, Kathleen Killian, Barbara Creasman, Gene Kinsey, Rhea Gavry - Grande River Films, Ed Chamberlin, Lani Duke

**Absent** - Glen Dennis, Bruce Hill, Jean Sewell

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

Bill Petty made a motion to approve the minutes of May 2, 1997; Bruce Benge seconded the motion; motion carried.

**FINANCIAL REPORTS - Deferred to July 18 meeting**

The financial report for the month of May will be presented to the board at the next meeting.

**NEW BOARD MEMBERS**

Barbara reported that terms are expiring for Jean Sewell and Glen Dennis. Both have been contacted by members of the Executive Committee and do not want to continue, both have served more than one term. A letter from Karl Hall, of *Business Times of CO* was passed out. It is the only letter the City Clerk has received to date. There is not an indication how he qualifies for board membership.

Generally, board members have solicited for new members. Several ideas were suggested. The Executive Committee will meet next week and come up with a list of candidates to submit to the board at our workshop meeting on June 20.

**MILL SITE**

Chris, Karen, Mark, Barbara and Lisa visited the site with Ted and Joe from Ciavonne & Associates. The site has great access to the river and educational resource opportunities. The bridge ramp is on the east side of the site and the new trail to be built this summer will connect the bridge to 5<sup>th</sup> Street running by Watson Island and the new Botanic Gardens.

A list of names from the name the bridge contest was in each board member packet. The board discussed the names recommended by the Riverfront Commission and Parks Board - Old Mill Park, Sugar Mill Park, Pioneer Landing Park, and suggested adding Las Colonias because of the strong neighborhood input. The names will be presented to City Council next week. The Council makes the final decision. Mark Hermundstad will be our representative for this master planning task force. Barbara will attend most of the meetings. Board members are encouraged to attend some of the public meetings. A meeting schedule has not been set up yet.

**JARVIS PROPERTY**

Mark Relph is working with several groups on a proposed backwater pond on this site. He would like to have DDA input as well. Barbara toured the site with Riverfront Commission representatives, Stephanie Schmid, Bill Prakken, and Bob Cron. It is the number-one priority for the commission to extend the Riverfront trail across this site. Barbara would like board members to tour the site.

### **DIRECTOR'S REPORT - Barbara Creasman**

#### **3<sup>rd</sup> Street Bike Lanes**

Barbara and Mark Relph walked 3<sup>rd</sup> Street and determined that bike lanes can be placed between Colorado and Rood without losing parking, however, there is not enough room in the block between Rood & White. The Church is agreeable with losing the parking but City staff still needs to talk to Steve Reimer Tire Co.

#### **Senior Theatre**

The 97 Senior Theatre Follies group does not have enough funds to pay outstanding bills of approximately \$1500, plus \$1300 owed to the Avalon, and \$500 owed to the DDA for administrative expense. The Avalon Board agreed to forgive the \$1300 and has asked the DDA to do the same. Bill made a motion to approve forgiving the \$500 fee, Bruce Benge seconded the motion, all approved; motion carried.

#### **Museum Update**

Barbara handed out a sketch of the revised tower design. This design is open and there has been some criticism that is ugly. The reason it is not enclosed is the increased expense, however, the Museum is concerned if people think it is ugly that it will hurt fundraising efforts and it is supposed to be a "WOW" factor and stimulate fundraising. It is designed so that a classroom of kids can be on the observation platform at about six stories high and observe views all around the valley. The board agreed to support the Museum in this effort.

#### **TIF Admin**

We have not received any additional information from the City auditors.

#### **Mesa Theatre Presentation - Rhea Gavry, Ed Chamberlin**

The study is being done under the auspices of the DDA after receiving a grant from the Colorado Historic Society. Rhea is doing the business plan and marketing analysis and Ed is working on the physical layout and recommended improvements. The business plan is focusing on the use of the theater as a classic film revue. The physical analysis is broken down into phases with Phase I including required improvements only - cost is approximately \$76,000. One alternative is to consider two screens instead of one, but they are not sure that the Historical Society would approve this. Many theaters are going to two screens for the added flexibility.

They expect to have this information completed by the end of the month and will update the board at that time.

#### **ADJOURN**

Karen Hayashi made a motion to adjourn, Bruce Benge seconded the motion, motion carried. The meeting was adjourned at 9:00 a.m.