

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

**August 1, 1997**  
**233 S. 5<sup>th</sup> Street, C.D. Smith Building**

**Present: Chris Launer, Karen Hayashi, Bill Petty, Mark Hermundstad, Bruce Hill, Becky Brehmer, Diana Osborne, Lani Duke, Gene Kinsey, Kathleen Killian, Pat Gormley, Barbara Creasman, Lisa Nassour**

**Guests: Rachel Fortner, Glen Fortner, Joy Rayside, Daralyn Evans**

**Absent: Bruce Bengé**

**CALL TO ORDER**

The meeting was called to order by Chair, Karen Hayashi at 7:30 a.m.

**APPROVAL OF MINUTES**

Mark Hermundstad made a motion to approve the minutes of July 18, 1997; Bill Petty seconded the motion; motion carried.

**FINANCIAL REPORTS - To be deferred to August 15 Workshop**

**County Facilities Plan - Sue Gormley, Mesa County Facilities**

Sue came to update the board on the results of the county facilities studies, including the jail. Life Design will continue this effort and work will be completed to program & design expansion of the jail and work release at 6<sup>th</sup> & Pitkin. The County may need to purchase additional property for the work release facility. The jail will probably need another pod, currently run at 260 so they need to add another 100 beds. This expansion should require that the County go through the city's official planning process. MCC Board authorized proceeding with a RFP for Architect & engineer for the design of court services building, estimate 80,000 square feet. It will take 18 months to program & design - Courts, District Attorney, & Probation, will be located in this building. This will allow for separation of the judges and court staff so that they are not all mingling with the trial members' families, etc. Design and construction should be completed in 5 yrs and cost about \$25 Million. Expansion of the jail \$ 2m, \$1.5m for Work Release, and Courthouse renovations.

The Courthouse will be refurbished and once again be a facility open to the public. Construction is expected to begin late this year and to be completed by late 2001. The Commissioners will move back into the Courthouse. There has been discussion that Judge Buss's Court will be a public hearing room. All central offices will be back downtown, the satellite area offices will be maintained.

The current building at 850 Main will be maintained for County offices, possibly the Development Center.

The Incubator will have to relocate. One possibility is the American Wholesale Building on South Seventh street. There is ample parking and a large freezer and refrigerator facilities so that the Incubator can have the opportunity to house a kitchen incubator program. The DDA Executive Committee authorized obtaining an initial analysis of the building to determine if it is stable and worth pursuing. RFP should be going out within 30 days.

### **Mesa Theater - Rachel Fortner, Performing Arts Conservatory**

Rachel Fortner came to present the board with the Conservatory's plan for using the Mesa Theater.

Joy Rayside, Financial Director; Darlyn Evans, Mr. Fortner - Set designer were also present.

Rachel was at the college for several years, but after her job was terminated, started her children's program at the Art Center. Their goal is to provide training for children, and will not turn away anyone - unless space is not available. They involve the parents extensively.

Produce approximately 18 shows a semester, including - music, theater, play production, and three areas of dance. They offer 5 large productions per year, and they run six nights. They also do special performances for businesses and organizations. "A - My Name is Alice" will be performed for a VCB dinner, and St. Mary's will be using the show "Cinderella" for an employee's night out.

Although the Art Center has been accommodating and a good arrangement, they really can only be in the Art Center after 4 p.m. because of the gallery hours. So they cannot teach all day. Also have to work around their special events and they can be bumped out of a slot if the Art Center can bring in a larger show. They also are limited on stage space, limited on the types of shows they can do.

Glen Fortner presented the limitations of the Art Center stage and expressed their concerns over the ability to "light" the taller performers and the necessity of having to increase the size of the stage which took out part of their seating.

Joy presented to the board more detailed information on traffic to the theater, finances, and grant requests and commitments for funding. Became a non-profit, 501c(3) in October of 1996.

Diana Osborne asked how successful they are in getting grants; Joy replied that they have been semi-successful - but most foundations require that they be legal existence for a longer amount of time. Grants for operation costs are often more difficult to obtain than development - and it is also helpful being in an historical building.

They would like to tie into downtown events and become an integral part of downtown.

Diana Osborne asked about their parking concerns, and Rachel felt that there would not be a problem with parking for their students and show attendees.

Glen has a contractors license and Daralyn from their office once worked at the Mesa Theater when it was managed by Carmike Theater.

### **Mesa Theater Update - Realtor**

Chris, Karen, and Barbara met with Ward Scott to discuss the Mesa Theater's future use. They have agreed that it should be an entertainment venue, instead of retail space.

The building is owned by a trust at this point and there are several family members involved in the building ownership. Ward will contact the DDA with whether or not the owners will allow the DDA to take a long-term option on the property; at this time there is not an offer that has been accepted by the owner. It is listed for \$175,000; the Avalon was \$200,000. The sale price on the last two downtown buildings averaged approximately \$140,000.

Chris did get the impression that there could be some negotiations on the price due to the condition of the building; and that we would pursue those options. Chris did express the DDA's desire to help facilitate the purchase if a buyer has the intention the board is interested in. Chris said that the DDA needs to decide if they want to make an offer on the building. One fear of the board may be that someone would actually purchase the building and not develop it at all.

Any non-profit group would need the DDA's assistance to purchase the building. Any organization would need to use it for exclusive use, and that would be an issue the board would need to discuss.

Mark asked if there was any potential grant money available for acquisition? Barbara explained that it would take at least 6 months to find out if funding would be granted from CHS. The other concern is that is it a good idea to get money for acquisition as opposed to development. The DDA could use money from the bond issue to purchase the building, and begin funding on the rehabilitation project.

Bruce Hill's concerns would include prioritizing our current project list, and also the concern of being a landlord for an organization.

Barbara is concerned that in the past the DDA has not taken advantage of project opportunities and may have missed out on earlier development.

Gene Kinsey mentioned that the City Council may not be interested in funding a project that is for exclusive use, but multi-use projects are more desirable. As a board member, he supports DDA being proactive in this effort.

Chris suggested that we go ahead and look at priorities and then decide if it is feasible to make an offer to purchase the building.

### **Transportation Plan**

Pat informed the board of the public hearing to be conducted on Wednesday, August 6 at 5:30 p.m. to cover the consultants recommended plan.

Gene said that the plan looks like the transportation plan would include smaller buses (20 passengers) with a limited fixed route system to begin with.

Barbara suggested that there should be a DDA representative at the meeting, and Pat agreed to attend.

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

#### **City Council Dinner Meeting**

Barbara said that Sue, City Amin., asked if the board would be able to attend on September 23 instead of September 4, this is better for the council, - all agreed; we will confirm with Sue in City Administration and then confirm the meeting with the board.

### **ADJOURN**

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