

MINUTES
Downtown Development Authority
Regular Meeting of Board of Directors

November 7, 1997
233 S. 5th Street, C.D. Smith Building

Present: Karen Hayashi, Mark Hermundstad, Becky Brehmer, Bruce Benge, Gene Kinsey, Diana Osborne, Bruce Hill, Chris Launer, Pat Gormley, Ted Ciavonne, Shawn Cooper - Parks & Rec, Barbara Creasman, Lisa Nassour

Absent: Bill Petty

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes of October 3, 1997 were approved.

TED CIAVONNE - LAS COLONIAS PARK

RNL consultant group had a public meeting/all - day workshop meeting on September 15 for different development scenarios for the park. Ted showed the board several different options as follows:

The first concept design - "*Cultural Plaza*" - major outdoor gathering area (centrally located); informal structured open spaces; satellite recreation center; natural pond with an interpretive trail (also to store water for irrigation); retail spaces (for cultural center - local history site);

The second concept design - "*Water Stories Plan*" - EPA is about to implement rules re: drainage cleansing before it is returned to the river system. There is a debate as to whether it will be mandated or not. To comply with this there will need to be several storage areas for water; (Urban run-off areas). Different objects d'art could be placed in these areas (monoliths, etc.) to enhance the storage areas; boardwalk to the island; recreation center; cultural and natural centers; passive park area; some green areas could be difficult to achieve due to flood plane issues.

The third concept design - "*Expanded Downtown*" - expand grid of streets right to the dike. Struthers wold be brought through to connect with C ½ Rd.; place buildings along these roads; festival zone or cultural buildings, some retail and commercial - or perhaps a "corporate campus"; 30-40 acres would still be available for park area; restaurant with patios overlooking the water; docking area for boats.

The fourth concept design - "*Nature Park*" - Very passive space; introduce zones of native landscapes through the flood plane and property; large amphitheater; series of buildings around the amphitheater to support it; could be perceived as a "managed pasture", boardwalk out to the flood plane area.

The fifth concept design - "*La Posada*" (which means the "Inn" or "Lodge") - bring a street through to line up with C ½ Rd.; Heritage center; amphitheater; recreation center; nature interpretation area; BMX course.

Barbara asked if the board could see a list of the public comments that were listed at the workshop meeting and Ted said he would get them to her as soon as they were available. There will be a joint meeting with the Parks board and the DDA board on December 4, at 3:30 - location to be determined. Shawn will confirm the meeting with Barbara, in turn Barbara will inform the board.

FINANCIAL REPORT

The financial report for October was passed out and is attached as a permanent part of these minutes. Barbara informed the board that we have received \$33,900 in TIF administration money - (\$16,900 from 96 - \$17,000 from 1997 - but we have not received the \$16,900 as budgeted from 1997 or the additional claimed; we will submit another request.)

TIF PROJECTS/ASSESSOR'S INFO

A memo to Vicki Mattox with George K. Baum and 1998 TIF info is attached as a permanent part of these minutes. Vicki will provide updated information on and the ability to access additional bond funds and how much.

TWO RIVERS EXPANSION PLAN

Barbara asked if the board had received the meeting summary with City Council - and asked for additional comments. It was the consensus that the summary was fine.

Lee Talbot letter/Update on Developer contacts - Arne Ray

This information was passed out the board and is attached as a permanent part of these minutes. Karen invited the board to comment on either correspondence. Barbara explained that Lee is frustrated with the issue - due to his previous development proposal he did in previous years. For his proposed development, the DDA requested that the City budget funds for \$1 m for parking development a project - however, the City turned it down. From that point, the Council requested that the DDA actually hire consultants to perform a study on this area. That was why Jean and Arne were hired.

Barbara handed out a memo written by her to Mark Achen regarding Two Rivers improvements and is attached as a permanent part of these minutes. In addition, there is also attached a response memo from Mark's office informing Barbara of upcoming budget presentation meetings to City Council.

Barbara informed the board that she has received many negative comments regarding the service and general operation procedures of Two Rivers from groups who have used the facility. This has worried her greatly since she has been promoting expansion. Barbara asked the board if they had any suggestions on how we can promote the project in a positive light when these types of comments are so apparent. Most people support expansion even with complaints about service.

Karen suggested that someone on the board needs to spearhead a project to seek out the dissatisfied groups and try to get together their comments so it can be expressed to City Council and Parks & Rec. At this point it seems that any complaints which are taken to the management of the facility - are not resolved; or if a concern is brought the attention of Parks & Rec - they tend to support the staff without following through on the actual complaint. Groups that have complained to the DDA feel they were not satisfied with the outcome of any complaints they may have made to management. The general response is that they are only following policy.

Gene expressed that any complaint, no matter how small is very detrimental to the facility because these are the things that make people not want to return.

Barbara has requested to receive a copy of the policies of the facility three times - and still has not received them.

DIRECTOR'S REPORT

Lighting Demo Project

The lights have been installed in front of Dalby Wendland instead of Norwest - they are waiting for the bulbs to come in and when they do - Barbara will inform the board so they can look at the demo.

American Wholesale Building

The incubator executive committee will revise the proposal and discuss options with the county.

ADJOURN

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