

MINUTES
Downtown Development Authority
Regular Meeting of Board of Directors

February 6, 1998
233 S. 5th Street, C.D. Smith Building

Present: Chris Launer, Mark Hermundstad, Gene Kinsey, Karen Hayashi, Becky Brehmer, Bill Petty, Bruce Bengé, Barbara Creasman, Lisa Nassour

Absent: Bruce Hill, Diana Osborn

CALL TO ORDER

The meeting was called to order by chair, Karen Hayashi at 7:30 a.m. and went into Executive Session to discuss property acquisition. The regular meeting re-convened at 8:00 a.m.

APPROVAL OF MINUTES

Mark informed the board that meeting minutes need to reflect what the board goes into executive session for, and suggested to amend the January minutes accordingly. The minutes for January 16, 1998 were approved with this amendment.

MEETING NOTICE POSTING DESIGNATION

It is required by law for governmental entities to post meeting notices. Mark made a motion to designate the DDA's front door as the official designation location for regular DDA meetings and workshops; Chris seconded the motion, motion carried.

FINANCIAL REPORT

The financial report for December is attached as a permanent part of these minutes.

PARKING IMPROVEMENTS

Mark Relph attended to update the board on current plans for parking lot improvements. The plan is to improve current parking lots to bring them closer to a standard of new parking lots - mainly with landscaping features. The lot at 400 Colorado, and 600 Rood are currently improved and scheduled for more landscaping; the new lots are 600 Colorado and the lot behind the bus station on 500 Ute. Ciavonne & Associates has been chosen as the Design Team. Mark passed out a hand out on the process and it is attached as a permanent part of these minutes. Cost for design is approximately \$29,000 - and the contract is almost finalized. When bid documents are released, Mark wants to talk to the DDA to phase the construction of the lots so that they are not all under construction at once.

Barbara is concerned about constructing all 4 lots in one year depending on disruptions. She feels the new lots should be priority, then improve the existing lots. Construction will displace the people who park in the existing, also people are currently parking in the unimproved lots. Also, the lot at 400 and Colorado may still have the possibility of being decked, and it may not be a good idea to improve it at this time. Many of the merchants have expressed the need for more parking and want to see this lot decked.

To build a two level deck on the 400 Colorado lot, it would cost approximately \$1 million. This is a low estimate and we are gathering more info.

Chris asked if the DDA should ask the City to wait on this, or have Public Works continue with landscaping improvements. Barbara feels we may not want to take the position that it shouldn't be done; however, the DDA should take steps to work on the planning for decking the lot. Mark Hermundstad suggested that whatever improvements are made should not prohibit construction of a future deck.

Bill asked if there was a way to find out how many spaces would be lost due to landscape improvements. Mark said it depends on the lot, and where the landscaping is actually done.

Ed Chamberlin suggested that the DDA is in a good position to negotiate with the Planning Department on downtown parking; to improve the way parking regulations are written for downtown areas due to the problems with smaller lots, etc. Kathy Portner with Planning will be attending the next DDA workshop to discuss the new codes.

Mark commented that the goals of the parking improvements are to add landscaping and maximize the parking. Public Works' intent is to come close to meeting the code requirements, but is not confident that it is possible in every aspect. It was suggested that perimeter parking with in the lots cuts down on parking spaces and that street landscaping on Colorado Avenue could accomplish the same goal and not take away from parking. Consider the lot and adjacent ROW in the improvement plan, we might be able to get more parking and landscaping because some places you cannot park cars but you can put trees.

PARKING METERS

It has not been decided if the new lots will be metered. Barbara and Mark said they assumed they would but both Council and Board members have questioned it. Mark said that after looking at the parking model, he could talk to the board about what the DDA may want for metering, if any.

Mark suggested that we could have a public meeting on these parking improvements including the issue of meters. Barbara asked the board if they wanted to present the decking option at the open house meeting. The board agreed that we should at least let the public know we are exploring the option of decking, but do not have complete information at this time; so that the public has a chance to comment on this issue also.

DIRECTOR'S REPORT

Two Rivers Update

Joe presented an RFP to City Council do two things - Operations and Marketing plan as well as design for Two Rivers; the second part to do a study on expanded options for additional convention space. The Council approved Joe to go ahead with the RFP. It is the understanding that the DDA will not commit funds for any work not downtown.

Since the last newspaper article discussing input from Horizon Drive and expanded options downtown people are asking what is going on. Barbara is concerned that it looks like we are going back to square one, and going back to marketing specialists instead of going ahead with expansion improvements as previously discussed. Mark H. felt that the council was committed to improving Two Rivers but specifics were undecided.

Chris said that council members have told him that the expansion will take place, however, it is not clear as to how much; but that the new study will give the Council financial information to find out the extent - improvements or expansion. Gene informed the board that his understanding is that the expansion funds are in the budget as approved last fall, but that arguments will probably still take place to determine what improvements will actually be done.

Barbara discussed the RFP process with Joe Stevens and feels that it is still unclear. He said that the Jim Hire study and Coley Forrest study would be used as a base for the new study.

Consultants at seminars we have attended indicate a convention center could not be supported especially if there isn't any air service to bring people here for a convention.

The board feels that it is important to continually keep in touch with Council to let them know how important it is to move forward on this project.

ADJOURN

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