

MINUTES
Downtown Development Authority
Regular Meeting of Board of Directors

April 3, 1998
233 S. 5th Street, C.D. Smith Building

Present: Gene Kinsey, Karen Hayashi, Bruce Benge, Chris Launer, Diana Osborne, Bill Petty, Pat Gormley – Ex-officio, Barbara Creasman, Lisa Nassour

Absent: Mark Hermundstad, Becky Brehmer and Bruce Hill

Guests: Mark Relph - City Public Works, Lani Duke - Museum of Western Colorado, Kathy Jordan - 7th Street Historic District

CALL TO ORDER

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

APPROVAL OF MINUTES

The minutes for March 6, 1998 were approved.

FINANCIAL REPORT

The final 1997 year-end and the 1998 year-to-date financial reports were approved.

New Subordinate Bond Issue

Mark Hermundstad, Karen Hayashi, and Barbara met with Ron Lappi, City Finance and Mark Achen, City Manager regarding the upcoming bond issue. Both Ron and Mark were very supportive of the issue and requested that the DDA present a new bond budget to City Council for their review. Barbara has been working with Vicki Mattox, (with George K. Baum & Co.) who originally worked with the City and DDA for the last bond issue. Barbara would like to have it done this summer (June or July), however, there is no current deadline. She and Ron Lappi will update the financial information. Barbara asked if the City is concerned with a few DDA board members affiliation with local banks who might buy the bonds. According to Mark Achen, the City would handle the paperwork and the selection process so there should not be a problem. This new issue would be a subordinate bond and probably a private placement generating \$1- \$1.5M in more funds for downtown public projects.

New Board Member Recommendation

Teresa Kareus is interested in serving on the board, to take Diana Osborne's place. Currently, the City Clerk does not have her letter or any others. Barbara will follow up on Teresa's interest and update the board. Others who had mentioned interest but have not followed up are Kevin VanGundy, Les Miller, and Nancy Kissner.

Approval of CHS Grant Sponsorship for Grand Union Depot

Jim Leany would like the DDA to sponsor a third grant for the Depot - in the amount of \$100,000. Jim is more than doubling his match requirements for the grant. The DDA is not responsible for any monetary obligations. The restoration project is more than halfway completed. Chris asked if the DDA had any other priorities that would stand in the way of sponsorship for this project. Barbara said that timing is always hard to predict. Chris Launer made a motion to approve the sponsorship by the DDA, Bruce Bengel seconded the motion, motion carried.

North/South Corridor

Kathy Jordan with the 7th Street Historic District attended the meeting to clarify the DDA's involvement with the project. Mark Relph with City Public Works also attended the meeting to clarify the project. Mark reported that the North/South corridor is a project that the City has been looking at for several years. Originally the project area was chosen from 12th street to 30 Road. Currently, 30 Road is under construction, and in the year 2004 the Colorado River crossing will be constructed at 29 Road. City Council as well as residents in this area had a lot of concerns about building a railroad overpass at 12th Street.

The West Metro Study is another long-term study of the West Side of the City from 12th Street through the Redlands area to Fruita. The purpose of the current project is to solve the heavy East-West traffic. It is planned for a consultant to be hired to determine the best alternatives. The City should be gearing up for this in the next five months.

Kathy reported that her concern is that having a North/South corridor on 7th Street would be very detrimental to the historic district and the residents; the traffic is already heavy for this area, and any additional amount would be cumbersome and harmful to the area. Reford Theobald stated at the recent meeting of the League of Women Voters that the City and County fully intended to make 7th Street the North/South corridor off a new I-70 interchange. Kathy spoke to Reford and was assured by him that this would take place and that the historic district would have to accept it. When Kathy called Reford, Reford told Kathy that the DDA supported 7th Street as a corridor however, the DDA was not even aware that 7th Street was an option. Gene Kinsey informed the board that this issue has not even been brought up to the Council for discussion recently. Kathy spoke to a County Commissioner who also told her that 7th Street was probably not an option, and that the City would have to go through CDOT to even begin tackling the issue - the person at CDOT told her that doing this type of project may also require Federal involvement. Kathy suggested that there be other alternatives for the heavy traffic.

Mark said that an interchange at I-70 & 7th Street is not the same as making 7th Street a North/South corridor for I-70 to I-70B. Mark informed the board that there are funds of \$4 million to construct an interchange; in order to be able to apply to use these funds, we need to do a study now. An interchange requires at least two-mile intervals - which 7th Street does not meet. If the spacing is less than two miles, the City would really have to make a good case for the construction - therefore, 7th Street would be almost impossible to use as an

interchange. Truck traffic is another issue, and in order to avoid some of this the City would need to create specific truck routes.

The area from I-70 Business Loop going west to the Mall area (1st & Grand) is another area of concern for heavy traffic and will be part of the traffic discussions and consultant's issues - West Metro Study. An RFP for a consultant / study will be put together by the end of summer, and there should be someone in place by the Fall of this year.

CHS Grants submitted April 1st

Whitman School (Museum of Western Colorado) - Gates Education has committed \$400,000 for this project. DDA is the applicant and the Museum is the project coordinator, requesting \$100,00 for façade and structure improvements.

Dinosaur Valley/Reed Building - We updated the figures for the assessment and applied for this mini-grant again (we were turned down on the last round). However after the state staff toured the facility they encouraged us to reapply and explain historic restoration elements. The assessment would include restoration of the second floor for office space and address the structure problem.

Haggle of Vendors - Last year when the DDA applied for a down town facade program, the CHS turned us down - they have been disappointed in the way these projects are working around the state. So instead, the DDA applied for a facade restoration for Haggle of Vendors to use as a typical building for any future applications for other downtown-building owners.

DIRECTOR'S REPORT

Two Rivers - the City Council approved the contract for the consulting firm to study the option of a new facility as opposed to expansion of the current facility. They chose a consulting firm - Sports & Leisure International. It was recommended that they include an architect, and Chamberlin Architects has been contacted. The DDA agreed to pay half of the fee - a total of \$32,500 for the DDA.

Gene addressed a few of the questions for the consultants which are outlined, such as - Is the name appropriate?; How can we improve operations and customer service? Should Two Rivers contract out parts of the operation such as food management? These questions would be valuable to have answers to. The study should be completed by the end of the summer.

There have been several users who have indicated that they could enlarge their exhibits if the exhibit hall space was larger. Diana asked how high the building ceilings are in this room and could a second floor be added? Currently, it is imperative to have the open exhibit space to hold these kinds of functions. Our consultants did not recommend expanding this space but this issue should be more fully discussed in the programming stage.

Karen suggested that the consultants need to talk to the DDA and make sure that our original intent is not forgotten or misconstrued. Chris feels that the DDA should be involved in the study and committee since we are paying for half of the study. The board asked Barbara to see if Joe Stevens can attend a workshop meeting to update the board on how the study will be conducted and what the DDA can expect.

Letter from Phil Freitas

Kathleen Killian suggested that we should verify his actual damage cost. In addition, the DDA should be negotiating the damage with US West. Gene suggested that the DDA pay for fair damages out of good will, and attorney's fees could rise above \$600. Bill made a motion to explore the actual cost of the damage and then pay for damages, Diana seconded the motion, motion carried.

Parking Improvements

Barbara will be meeting with the Mesa County Employee's Association next week to discuss the parking issue. Barbara asked the board if they had any feedback on the issue. Bruce Benge suggested that all of the information be gathered and put into a comprehensive report to be available. Chris Launer also agreed that we should move forward with another study or report to ascertain the lots that are available for parking and how to proceed with a parking structure. Diana expressed concern that we not do a study but get on with developing more parking. She suggested that the (Woolworth) lot between 4th and 5th on Colorado is the largest space available and most obvious for a deck parking lot. Barbara suggested that the report for parking will be concise and include past considerations for lots - instead of doing an extensive study of the whole downtown area. Chris asked if Barbara could update the board at the next workshop on the parking situation downtown.

ADJOURN

Bruce moved to adjourn, Chris seconded the motion, motion carried. The meeting was adjourned at 9:00 a.m.