

MINUTES
Downtown Development Authority
Regular Meeting of Board of Directors

June 26, 1998
233 S. 5th Street, C.D. Smith Building

Present: Karen Hayashi, Mark Hermundstad, Bruce Hill, Chris Launer, Becky Brehmer, Bruce Benge, Gene Kinsey, Teresa Kareus, Pat Gormley – Ex-officio, Rich Helm – Ex-officio, Barbara Creasman, Sandy Miller

Absent: Kathleen Killian, Diana Osborne, Bill Petty

Guests: Bob Cron (Riverfront), Lani Duke

CALL TO ORDER

The meeting was called to order by chair, Karen Hayashi at 7:35 a.m.

Karen welcomed new board member Teresa Kareus.

APPROVAL OF MINUTES

The minutes for June 6, 1998 were approved as submitted.

RIVERFRONT COMMISSION

Bob Cron serves as coordinator of the Legacy Project which includes the 12 partners that work with the Riverfront Commission toward development of the Riverfront Trail System. He provided the Board with the following update:

Successes:

- Renaissance of the Colorado riverfront-it is now an area people want to frequent.
- The pedestrian bridge was finished last year providing pedestrian and bike access to downtown from Orchard Mesa. 12-15 entities contributed dollars for this project.
- Completion of the Riverside Trail between 27-1/2 to 5th Street. Dollars were contributed by State Parks with a City match.
- Development of the Botanical Gardens with the Riverfront Trail running through the property.
- The Riverfront Commission planted Cottonwood trees along the river.
- An interpretive sign program is underway with the middle schools.
- Completion of the master plan for Las Colonias funded by GOCO.

Plans for the near future include:

- A kiosk at the triangle on the north side of the pedestrian bridge.
- Reshaping of the low area and construction of a FEMA dike west of the railroad bridge. The project will also include revegetation and the propagation of fish. A trail will be put on the dike. Some dollars will come from State Trails, but another \$20-25,000 is needed.
- By fall, there will be a paved trail from 27½ Road to the Redlands Parkway.

- The Botanical Gardens will complete its permanent parking lot with a circular drive access.
- The first phase of Eagle Rim Park will be put in place.

Legacy:

The project received \$4.5 million the first time around. They will apply during the second go-round. At this point dollars are not available for capital improvement projects, but only for acquisition and preservation. The Legacy group sent a letter requesting that capital improvement projects be considered.

Possible sources of funding for Las Colonias (approximately \$8 million are needed):

Bacon Foundation, Mesa County Lottery (allocate \$600,000/year), El Pomar, Legacy, and local government. Most will require matching dollars and in-kind.

Las Colonias Budget:

It was noted that costs weren't broken out in the Las Colonias Master Plan budget as project elements, but rather as construction elements. This makes it harder to determine what to do if you receive less than the total dollars needed. The project needs to be lined out by phases and then let momentum build as parts are done.

REPRESENTATIVE TO MUSEUM BOARD

Discussion centered on why or if a representative was needed from the DDA Board to serve on the Museum Board. It was noted that the DDA represents 40% of the Museum's real estate. The Museum has a large board and it was mentioned that one vote for the DDA was not that effective. It was further stated that attending construction committee meetings was more effective and useful. The Board determined that it would suffice to just receive Museum agendas and minutes.

DIRECTOR'S REPORT

Dinosaur Valley: The roof has been fixed for a total cost of \$15,900. Partners kids cleaned up the upper floor. Work has been initiated on the State Historical Society grant for assessment. There is a problem with drainpipe that has come apart creating a big hole in the roof along the stairwell to the mezzanine area. Barbara will check with the roofer to have it fixed. Next step: remove false walls and investigate the electrical, mechanical and structural problems.

DooZoo: They are working on moving into the Partners recreation building. Mesa Developmental Services is not pleased but Barbara is working on that.

Downtown Parking Structure: Barbara looked at structures in Fort Collins and Boulder. In Fort Collins, TIF dollars were used to build the structure that has 4 floors, 337 spaces and is 48 feet high. The City provides maintenance and management. They are getting ready to build another ramp using 1/3 TIF, 1/3 City and 1/3 County funds. They are looking at 900 parking spaces at a cost of \$10 million. 15,000sf of commercial space will be included. The impetus for the new structure is the new Justice Center 2 blocks away. The structure is a

requirement of their Civic Center Plan. They used Walker Property Consultants on both projects.

Mark Relph recommends doing a charrette this fall to get public input on this issue. City public works would be in charge of the project. The City would conduct the charrette but it would probably be cost-shared between the City and the DDA. A charrette is the quickest way to plan in lieu of a full study. We do have two previous studies/planning effort on parking that we will use as background. It is recommended that an outside consultant, Dan Burden (who did the Walkable Communities Workshop), be contracted to lead the charrette as it minimizes the fear of bias and lends greater credibility to the process. The Board determined that if it necessary to get the process moving then a charrette should be done. They asked that Barbara find out a more firm price and tentative dates.

Fort Collins 17 Year Review: Barbara passed around a Fort Collins 17 year review. Their DDA has funded a lot of façade renovations with the DDA taking an easement or ownership of the façades.

Reauthorization of TIF: CCRA is looking right now at how to reauthorize TIF. There is a court issue right now in Broomfield regarding this issue. It should be decided in the next couple of months.

Business After Hours at the Avalon: Board attendance was encouraged at the event to be held Tuesday, June 30.

Gates pledged \$27,000 for stage improvements at the Avalon including replacement of stage rigging, grid and draperies, upgrades to stage lighting, installation of ladders and a catwalk, upgrades to an existing stairway to the basement, construction of a scenery door, and of a second ingress/egress to the basement, and partial restoration of dressing rooms.

123 N. 7th Street Parking lot is scheduled to close on Monday, June 29.

July 17 Board Meeting: The Board specified the July 17 as a regular meeting of the Board rather than a workshop so that officers can be elected.

League of Historic American Theatres: Barbara attended their conference June 16-20 in Boulder. She was left with the impression that we did a great job on the Avalon Theatre. Mackey Auditorium on the CU Boulder campus is the only one with a stage bigger than the Avalon. Boulder Theatre is cabaret style. If Mesa Theatre does as good a job, it will be great. The Boulder Theatre also has a recording studio so they can record live performances.

ADJOURN

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