

MINUTES
Downtown Development Authority
Board Meeting
Friday, April 16, 1999
C.D. Smith Building, 233 South 5th Street

PRESENT: Mary Crumbaker, Mark Hermundstad, Teresa Kareus, Bruce Hill, Gene Kinsey, Bruce Bengé, Bruce Hill, Pat Gormley, Barbara Creasman, Jean Morgan, Tim Moore, City Public Works, and Mike Hoch, Ciavonne and Associates.

ABSENT: Chris Launer, Becky Brehmer, Kathleen Killian, and Bill Petty.

DIRECTORS REPORT (Part I): Countdown to Transit 2000. An informational meeting was held April 13th. Based on the current service and estimates for work to welfare riders there will be an estimated 74,000 rides without any general public rides. Concern was noted that the bus schedule did not work for working people in downtown stores if the stores close at 5:30 or 6:00, and if the last ride is at 6p.m., the buses last run will be before employees are off duty. The Civic Forum has developed a comprehensive presentation and will continue to hold information meetings.

PARKING LOT DEVELOPMENT: Barbara introduced Tim Moore and Mike Hoch. Tim began by saying that the designs are going out to bid. From the estimates it looks like we will be over budget. However, recently bids have been under the engineers estimates. Bids will be opened the week of the 10th and will include a complete package with some alternates, rough estimates are \$45,000 over budget. Total price is approximately \$400,000 for all four parking lot projects. DDA has committed to \$140,000. Tim plans to present this information to City Council at the May 19th meeting. In addition to the \$140,000 the DDA acquired the 600 Colorado properties at approximately \$90,000.

600 Rood currently has 60 spaces and will have 54. Improvements will include parking stall standards and landscaping as well as a pedestrian link in the adjacent north/south alley.

4th & Colorado corner to match 5th Street corner bump out.

600 Colorado will have a total of 39 spaces. The plan is to close 1 curb cut, and improve the north/south alley for a pedestrian access. Landscaping and lighting will be added.

500 Ute has a low wall for screening on Ute and 6th, with entrance on 6th, landscaping will be accommodated in the right of way between the street and sidewalk. After the alley work from 5th to 6th is completed, trees will be added in the alley landscaping. This area will have a total of 87 parking spaces.

Lighting for all areas Current code states that pedestrian light polls must be a maximum of 25 feet. Public Works would like to have 30 foot polls and increase the wattage, this way they can decrease the number of polls and the cost of poles in significant, approximately \$2500 per pole.

CALL TO ORDER: The meeting was called to order at 8:00 by Mark Hermundstad, noting that this is a special meeting and that a quorum is in attendance.

REIMER CONTRACT: There have been some amendments to the contract which need to be brought to the board's attention for formal approval. The council has approved transfer of their properties to the DDA by resolution. We have received a copy of the resolution. Dan Wilson has recommended several changes. Barbara reviewed the changes and noted they were minor. Reimer's have signed the amended contract. Bruce Hill made a motion for approval, Bruce Benge seconded, motion carried. Mark Hermundstad will sign the contracts for the Board.

DIRECTORS REPORT (Part II): Reimer Development and Bond issue confusion in the press was discussed. Barbara has explained the facts to media that these two issues are not related.

Reed Building update: The Bacon Foundation has awarded us \$25,000. Pat Gormley stated that the minutes from the Bacon meeting stated that there was a total of \$50,000 to be awarded to the Reed Building. We will clarify.

Currently we are ahead of schedule and on budget. The Dinosaur Valley Museum could open one week earlier than planned. FCI has pulled workers off of other jobs in order to avoid overtime. Various heating systems are being considered. Hot water heat is a long-term goal but due to the cost we may need to utilize electric or forced air. Air-conditioning will cost approximately \$3,500 for swamp coolers for our area. It will be at least a week before we have additional information to make a decision regarding these expenses.

The Bond Issue was approved by City Council, plan to close on May 24th. Low bid by Mesa National Bank 3.76%.

ADJOURN: The meeting was adjourned at 9:30