

**MINUTES**  
**Downtown Development Authority**  
**Board Meeting**  
**Friday, June 18, 1999**  
**C.D. Smith Building, 233 South 5<sup>th</sup> Street**

**PRESENT:** Mary Crumbaker, Chris Launer, Mark Hermundstad, Gene Kinsey, Bill Petty, Bruce Hill Bruce Bengé, Becky Brehmer, Pat Gormley, Kathleen Killian, Barbara Creasman, Jean Morgan, Doug Simons, and Jim Spehar.

**ABSENT:** Teresa Kareus.

**CALL TO ORDER:** The meeting was called to order by Mark Hermundstad at 7:30 a.m.

**APPROVAL OF MINUTES:** The minutes for May 7<sup>th</sup> were approved with one correction to attendance. Mark Hermundstad did not attend the meeting.

**FINANCIAL REPORT:** We have received \$90,000 in tax revenue so far this year. The TIF money transfer has not been requested. Barbara stated that we had not planned on moving or paying utilities when the budget was set up so some discrepancies will occur throughout the year. The \$2 million bond has been deposited but does not reflect on the account. The TIF revenue is ahead of schedule for the year.

**BOARD MEMBER CANDIDATES:** We have three letters of interest for the position held currently by Bill Petty who has decided to retire from the board at the end of his term. Jeanne Killgore, the owner and operator of Surroundings Downtown; Mark Williams, an attorney downtown; and Fred Aldridge also an attorney downtown. Several people have expressed interest in the past so we need to make sure we contact them to let them know a position is available.

Barbara noted we have received 6 responses to the parking analysis RFP. She has not had a chance to really look at them. Tim Moore indicated the costs were higher than anticipated we need to review the proposal to see if we want to pay more or cut back the scope of work.

Mark asked if anyone on the board wanted to participate on the interview committee for parking consultants. No one volunteered.

We will be moving next Tuesday and Wednesday, June 22<sup>nd</sup> and 23<sup>rd</sup>. The phones and computers will be down.

**ENSTROM EXPANSION – DOUG SIMONS:**

**Star Tech** has been up and running since May 3, 1999, with approximately 150 employees. It is located at 630 7<sup>th</sup> Street. Doug discussed the parking lot upgrade. It has

200 spaces and landscaping will be added. He is considering a new façade on the old structure to the east in the future. Another division of this company is discussing moving into the building with Star Tech; Doug is currently negotiating with them. Enstrom's is going to use some of the freezer and cooling space.

**Enstrom's** currently owns all but one lot east to 8<sup>th</sup> Street, on the 700 block of Colorado. They are in the process of buying this lot. The building will be an L shape adding 30,000 additional square feet. Modular floor plan for versatility with a possible completion sometime next year. The gas lines have been moved. The sewer, Cable lines, and phone lines need to be re-routed. The alley has been vacated. Doug verbalized that he likes his business downtown several times. However, he said it is harder to develop downtown. Total estimated expansion investment \$3 million. Current Zoning is C2, which requires a set back of 10', and Doug is asking for a 5' variance so the new building will line up with the existing one.

**HOTEL PROJECT:** Steve Reimer will make a presentation with plans and drawings of the building. The hotel should be opening in April 2000. City Council wants a letter of release from the other businesses on the block before they will finalize vacating the alley.

**DIRECTOR'S REPORT:** July 16<sup>th</sup> is the next board meeting, which will be held at the Reed Building.

The Transit 2000 meeting is June 22<sup>nd</sup>, staff will not be attending due to moving. Please pass this information around so we will have a good attendance.

**ADJOURN:** The meeting was adjourned at 8:25 a.m.