

MINUTES
Downtown Development Authority
Board Meeting
Friday, September 3, 1999
Reed Building, 350 Main Street

PRESENT:

Mary Crumbaker, Chris Launer, Mark Hermundstad, Gene Kinsey, Bruce Hill, Bruce Bengé, Becky Brehmer, Kathleen Killian, Barbara Creasman, Jean Morgan, Steve Reimer and Kevin Reimer.

ABSENT:

Teresa Kareus, Doug Simons and Pat Gormley.

CALL TO ORDER:

The meeting was called to order by Becky Brehmer at 7:35 a.m.

APPROVAL OF MINUTES:

On a motion from Bruce Hill and a second by Chris Launer the minutes were approved for August 20th.

FINANCIL REPORT:

The budget report has been entered into the city system, and we should have a report to show the board at our next meeting. The financial report in the board packets for each meeting is run the first of each month, which means they are always up to date. We should plan an executive committee meeting to discuss the 2000/2001 budget.

PARKING ANALISIS:

One of the consultants has been pulled off the parking project due to another large project. However Tim Moore has checked additional references and felt confident we would be signing a contract soon. The planning should start by mid September in 2-3 weeks and should take 16 weeks total to complete. Project completion is estimated for after the first of the year.

Parking: Barbara related concerns the GJPD has with monitoring the 2 hour free parking spaces. In the major public lots – 400 Colorado, 600 Rood, and 500 Colorado there is a system of 2 hour free spaces, then short term meters, then long term meters. This system was developed as part of the Parking Management Plan adopted in 1982. The Association Board wants to make sure the 2 hour free spaces are maintained and the same system is used in the new lots. Bruce Bengé mentioned that when the meters were removed and the 2 hour free spaces were initiated, the majority of customer complaints went away. After discussing the issue the DDA board members concurred that we should maintain the same system in these new lots.

The possibility of free parking during the holidays was discussed. Chris Launer suggested we need to take this to the next Downtown Association board meeting.

Barbara will take DDA endorsement for free parking to Ron Maupin so the DTA can discuss.

Parking Policy: There was additional discussion of the Parking Management Plan. The system was developed in the early 80s so maybe it is time for an update. Mary Crumbaker suggested the board should review the current policy first, and discuss if any additional work is needed. We could endorse the current plan and then reestablish the policy if needed or recommend the plan be updated.

HOTEL UPDATE, STEVE & KEVIN REIMER:

The sight plan has been submitted and rejected by City Community Development due to code issues including drainage and detention issues. Landscape plans were also rejected. The Reimer's plan to meet with city staff next Tuesday September 7th to discuss shortcomings before resubmitting on Friday September 10th. Historical detention and use, structures on the property, are taken into account. Most of the block was hard surface, buildings and parking lots. They have the option of detaining water in the Phase II area or in a paved parking area. They have also been given the option of paying a fee and letting the overflow go directly into the sewer system. The downtown lines are old so there is combined drainage and sewer lines. Alley easements need to be discussed for relocation of utilities, also, possible removal and relocation.

Elevation, landscape and building, plans were reviewed. The structure will be four story, seventy rooms total with windows turned vertical for historical effect.

Ground breaking is planned for October so the hotel will be operational by June 2000.

The meeting with Community Development is Tuesday, September 7th at 2:00 p.m. Bruce Hill and Barbara Creasman will attend.

The height variance meeting is Wednesday, September 8th Chris Launer will attend. The DDA letter of support for the variance was sent to the City today.

Phase II will be a vacant lot for overflow parking for Two Rivers. This lot will most likely be gravel until construction begins in about 12 to 18 months. The plan on what exactly will go in Phase II will not be determined until Phase I is operational. It could be used as a restaurant, stores, or more hotel rooms.

TWO RIVERS EXPANSION, BRUCE HILL:

The team has been established to plan the best way to spend the \$3.2 million in Two Rivers improvements. Lena Elliot and Tillie Bishop will represent the Parks Board and Bruce Hill the DDA Board. Parks staff will include Joe Stevens, Shawn Cooper, Marie Steinbach and Michael Varnum, DDA Barbara.

The 6 responses have been narrowed to 3, Chamberlin, Blythe & Co., and Sink, Combes Dethlefs.

The next step is to review the standard list of questions for interviews on the 16th. Projection of completion is fall 2001. The team had a very positive outlook, Bruce Hill and Tillie Bishop both did extensive research before coming to the meeting. The DDA

has \$750,000 for this project which Lanny wanted to transfer from the TIF fund this week. Barbara wants to wait until we are much closer to retain the interest. The Board agreed.

JUCO wants to expand the Hall of Fame in Two Rivers. This project may take a separate design engineer.

DIRECTORS REPORT:

Open house: Thank you all for attending. We received many compliments and enthusiasm to the historical restoration.

Dalby Wendland: The owner wants to apply for a \$10,000 mini grant from the historical society. The State is very interested in this building renovation but not as excited about private ownership. They will make a presentation at our workshop meeting.

Hotel Melrose: Has received a grant, but it was for less money than requested and the owner is contemplating whether to accept or decline the money.

White Hall: The new owner has met with Barbara and wants us to sponsor a large grant. However, we have not heard back from her.

Reed Façade: Plan to focus on upstairs façade, due to the 6 different storefronts on the main level.

Courthouse: Meeting is set for the Historic Preservation Board to review listing the courthouse on the local register. This is a requirement to apply for a grant.

Mesa Theater: Follow up on Thursday Night problems, David McDonald has called several people around town regarding the write up in the Daily Sentinel. He is mostly unhappy with the picture.

KATHLEEN KILLIAN ANOUNCEMENT:

Kathleen has just accepted a position on the board of the Y-ma foundation, she is also the Executive Director. Y-ma is benefit for children with promotions and giveaways. Y-ma will start with large money donations in June of 2000.

MENTIONS:

There is a DDA Workshop on September 17th.
October 1st DDA Regular meeting Bruce Hill will not attend.

ADJOURN:

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