

**MINUTES**  
**Downtown Development Authority**  
**Board Meeting**  
**Friday, October 1, 1999**  
**Reed Building, 350 Main Street**

**PRESENT:**

Mary Crumbaker, Chris Launer, Mark Hermundstad, Bruce Bengé, Becky Brehmer, Doug Simons, Pat Gormley, Barbara Creasman, Jean Morgan, Kevin Reimer, Steve Reimer, Tim Moore, David Varley and Kristen Ashbeck.

**ABSENT:**

Teresa Kareus, Gene Kinsey, Bruce Hill and Kathleen Killian.

**APPROVAL OF MINUTES:**

The minutes for September 3, 1999 were approved on a motion by Bruce Bengé and a second by Chris Launer.

**HOTEL UPDATE:**

At the Community Development meeting the Reimer's were asked by city staff to blocked off the Phase II development area and not have it available for parking. The DDA did not understand the purpose of eliminating parking in this area so Barbara asked the city staff to attend this meeting to further discuss this issue. Phase II consists of a 60 foot frontage on Main south to Colorado along 2<sup>nd</sup> street. The DDA board emphasized the public and any visitors to downtown would prefer parking to a large grass area at this time with parking so limited. After further discussion, Kristen said that they can separate Phase I & II and therefore, Community Development won't have any code issues on Phase II. Community Development feels that the area needs the surface stabilized to cut down on dust, and would like to see some minimal resurfacing, possibly recycled asphalt would be acceptable. This will not hold up the process on the phase I hotel development.

Reimer Development will resubmit the plans today. There is usually a 15 day turnaround for the review.

The drainage issue has been resolved. Historically this block was all hard surface – parking or buildings so with the proposed landscaped area there will be more soft surface for drainage and therefore on site detention will not be required.

Doug Simons asked about the drainage requirements for the public parking lots currently under construction. Tim Moore discussed the general requirements for the parking lots. He isn't sure what is being constructed in these lots. The Ute lot possibly has detention in the parking lot. He will look into the matter on the Colorado lot and get back to the Board.

The Bank of Colorado has been chosen to finance the project.

A ground breaking ceremony should be held mid-November 1999.

**PARKING ANALYSIS UPDATE:**

Tim Moore announced the start of meetings on October 6<sup>th</sup> here at the DDA offices. The consultant will be here October 5<sup>th</sup>, 6<sup>th</sup>, and 7<sup>th</sup>. The meetings will focus on a supply and demand analysis and patterns in parking. Tim emphasized the importance of DDA participation.

**Scope of Work.** We have clarified the scope of work for the study to ensure it is inclusive of the greater downtown in regards to supply and demand data.

**Meters.** Barbara explained there was some confusion of meter placement in the new lots. 600 Colorado and 500 Ute. Tim Moore said we have agreed to follow the existing system for now, no meters closest to Main street followed by short term meters then long term meters.

There is a Police concern of monitoring the unmetered spaces. Downtown shop owners thought this was well done when Randy was doing the monitoring but now have concerns. Tim proposed that the staff looks at issues and alternatives and present them to the Board. Eventually the DDA Board will need to discuss this with the City Council to make a final decision.

The parking on Colorado Avenue between 4<sup>th</sup> and 5<sup>th</sup> was discussed. Doug Simons noticed that the bump out recently added looks as though parking will be changed to parallel along the North side of the street.

**FINANCIAL REPORT:**

Fund 611 is the Debt Service fund. Funds are transferred to this account from 109 to pay the debt service on the bonds. Fund 109 is the Tax Increment Revenue fund. Taxes are produced from improvements downtown and are taxed at the overlapping mil-levy rate. We have collected over \$400,000 to date. Funds not needed for debt service remain in this fund and earn interest. Fund 203. The \$2 million bond proceeds went into this fund. This is the fund where capital project expenditures are charged. Expenses so far have been mostly used for Reed and Avalon renovations this year. Lanny Paulson has not yet appropriated interest. \$68,000 transfers out is the payment to fund 103 for capitalizable costs.

Fund 103 is the DDA operating account. The \$68,000 from 203 is in the \$98,000. Remainder is interest from fund 109. Except for the moving expenses this fund is also on schedule.

**DIRECTORS REPORT:**

**Dalby Wendland:** We will be working on a Colorado Historical Society grant for \$20,000 for the Dalby Wendland building. Bruce Bengé made motion and Mary Crumbaker seconded the motion to support this grant..

**Reed Façade:** Grant for \$165,878 for Reed Façade renovations. DDA will match 30% which is \$73,280 which is less than our usual match. We feel this will be acceptable because we have already put significant money into this building. The match requirement is 25%.

**Two Rivers Expansion:** Currently we are checking references on the preferred firm of Sink, Combes & Dethleffs out of Denver. Barbara and Bruce Hill suggested that a local firm may also be involved.

**MARK HERMUNDSTAD ON DINOSAUR VALLEY:** We should be getting rent payments again soon from the museum. Agreement is for \$2000 per month. Currently the museum is working on details on money lost during construction. The DDA offered to help the museum with becoming tax exempt but we have not heard back.

**EXECUTIVE SESSION:**

Becky asked for a motion to go into Executive Session to discuss property negotiations. Mark Hermundstad made a motion, Mary Crumbaker seconded the motion, motion carried. The board went into executive session at 8:45 and re-adjourned at 9:15.

**ADJOURN:**

The meeting adjourned at 9:15 a.m.