

MINUTES
Downtown Development Authority
Board Meeting
Friday, November 5, 1999
Reed Building, 350 Main Street

PRESENT:

Mary Crumbaker, Chris Launer, Mark Hermundstad, Gene Kinsey, Bruce Bengel, Becky Brehmer, Teresa Kareus, Pat Gormley, Kathleen Killian, Barbara Creasman, Jean Morgan, Bill Sisson, and Ed Chamberlin.

ABSENT:

Doug Simons and Bruce Hill.

CALL TO ORDER:

The meeting was called to order by Becky Brehmer at 7:30 a.m.

APPROVAL OF MINUTES:

The minutes for October 1, 1999 were approved on a motion by Mary Crumbaker and seconded by Gene Kinsey.

FINANCIAL REPORT:

Becky Brehmer stated that the financial report will be discussed at the DDA Workshop, November 19th. Time did not allow for an Executive Committee Meeting to discuss the financials before today's meeting. Barbara will plan an Executive Committee meeting sometime in the next two weeks.

HOTEL UPDATE:

Attached please find a name change assignment from Reimer Development. The principals of Western Hospitality are identical to that of Reimer Development L.L.C. Steve and Kevin Reimer. Mark Hermundstad signed the sale contract as Chairman of the DDA Board of Directors so Becky will need to sign the next paperwork. Closing of the property will be the afternoon of November 15, 1999. Paperwork should be prepared ahead of time for review and Becky's signature. Mark Hermundstad made a motion to approve the assignment for the name change, Mary seconded, motion carried.

Ground Breaking for the hotel is next Wednesday, November 10th. The Reimer's would like a simple ceremony. Plan to have the board introduce the project and introduce the Reimer's. Gene Kinsey agreed to speak as the Mayor with other DDA Board Members at his side.

PARKING ANALYSIS:

Parking Consultants. Tim Moore called Barbara and told her John Dorsette will be the Parking Consultants representing Walker Parking Firm. We have scheduled a presentation to the board by Tim and Ken Hunt for the workshop on the 19th. There will also be a public forum on the 18th. We are not yet sure if John Dorsette can make it.

One of the things we have not defined well is our overall goals for parking. We want parking to not be an issue. It needs to be convenient and inexpensive for it not to be an issue.

Management plan. The plan agreed to by Tim with discussion at our last board meeting was for the 600 Colorado block and 500 Ute new parking lot to have the first row of free two hour parking, the next row, short term parking meters, then 10 hour parking. Now all spaces are metered. Barbara called Tim Moore but has been unable to get a clear explanation or get the meters corrected.

It was the consensus of the board that we should pursue the issue and get the first row of meters removed.

Free holiday parking. Ron Lappi called to set up a meeting to discuss this further. Ron Maupin and Barbara plan to meet with Ron on this and set a process.

Gene met with Mark Achen who wants a process set for the project including; what it will accomplish, what the loss of revenue will be, and what are the overall goals. Revenues primarily go to pay maintenance and operations. Ron Lappi told Barbara this free parking plan will loose approximately \$12,000.

DIRECTORS REPORT:

Museum update. Mark Hermundstad presented the facts to date.

Lost revenue: The museum did not pay rent to a total of \$12,000 to offset losses incurred while the Reed Building was closed due to renovations.

Real-estate Taxes: The DDA as a government entity does not pay real-estate taxes. We received a notice of past due taxes the beginning of this year, which we forwarded to the museum. We have helped them by making phone calls to the Assessor's Office and providing the paperwork needed to claim non-profit tax exempt status which they submitted in September. The State responded that they did not need to file paperwork due to our government standing and their non-profit standing. No taxes are owed from the time the DDA purchased the building in April of 1998. There are taxes due from January 1998 to April 1998 while the building was owned by a private individual, which the Museum is responsible for per the lease agreement. Back taxes total approximately \$2,700. The Assessor now concurs with the state on the statutes. Mark also looked the statutes over and

agrees. Rich Helm will meet with Gina Harrison, Mesa County Treasurer on the payment of back taxes.

The board feels after the \$2,700 in back taxes is paid in full, the \$12,000 in back rent for lost revenue will be discussed further and finalized.

BOARD OF DIRECTORS:

Mary Crumbaker is resigning from the board due to her new full time position with St. Mary's Hospital. Barbara asked the board to think about a good replacement for Mary. Barbara will contact the City Clerks office. There will be a public notice of the position. Gene Kinsey said Rick Wagner had stopped him on the street and expressed his interest in being a board member. According to the by-laws Mary can serve until replaced.

MESA NATIONAL BANK, PRESENTATION OF RENOVATIONS:

Bill Sisson and Ed Chamberlin presented the renovations. This multi phased project includes interior and exterior renovations. The original structure has three additions. Renovations include new energy efficient glass through-out, horizontal elements for form. The east side of the building will have a water tile mural, the west side a sky/clouds tile mural from original photographs. The entrance will be done in tile and high grade metal. Two permanent Art On The Corner sculptures, "High Plains Warrior" and "Wind Song" will be placed on metal pedestals at the entrance to the bank.

Plans to rework the parking and drive-up lanes were reviewed. Parking is restricted to customers only. MNB has 50 employees which find parking elsewhere. MNB looked into moving away from the downtown area due to parking issues but decided the benefits of downtown outweighed any other location. The total project will cost approximately \$1 million.

Work has already begun with façade construction beginning next spring.

24 ROAD STUDY:

Gene Kinsey said he attended a joint sewer meeting yesterday where they approved an upgrade of the sewer along 24 road. Work will begin in January. At an earlier meeting Mark Relph made a presentation of why starting with a 3 lane upgrade first is preferred. There is a federal grant for 3 lane upgrades for safety issues. The five lane upgrade should be done at the same time as the 1-70 interchange upgrade to avoid funneling.

ADJOURN:

The meeting was adjourned at 8:30 a.m.