

**MINUTES**  
**Downtown Development Authority**  
**Board Meeting**  
**Friday, February 4, 2000**  
**Reed Building, 350 Main Street**

**PRESENT:**

Chris Launer, Mark Hermundstad, Gene Kinsey, Bruce Hill, Becky Brehmer, Kathleen Killian, Barbara Creasman, and Jean Morgan.

**ABSENT:**

Mary Crumbaker, Bruce Bengel, 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:**

The minutes for January 7, 2000 were approved on a motion by Mark Hermundstad and seconded by Chris Launer.

**FINANCIALS:**

Financials are not available through the city due to the year end transfer. We will have a report for the next meeting.

**TIF LEGISLATION:**

At our workshop on January 21<sup>st</sup> a copy of the TIF election question was handed out, please review and we will discuss this at our next meeting February 18<sup>th</sup>. This shows the steps we went through in authorizing DDA TIF. Key people in the original plan were Joe Lacy, Leland Schmidt, Pat Gormley, Henry Faussone, Bob Quimby, Guy Stevens, Dale Hollingsworth, Joe Skinner, Tillie Bishop, and Loren Dake.

It was suggested a committee be formed with 2-3 people to follow this in-depth. Bruce Hill and Doug Simons may be the best choices for this project.

Election of the TIF area was held with qualified electors only, (downtown business and property owners). This is not a general election.

**PARKING ANALYSIS:**

Barbara and Ron Maupin met with City Staff on February 3<sup>rd</sup> to discuss the parking report. We understand a structure costs more and the community wants convenience. How to fund? Look into the parking fund. Increase revenue through raising meter rates and parking fines, etc. Goal increase revenue to offset expense. Alpine Bank lot was discussed in detail. Barbara noted that if Alpine builds a structure it is taxable and will generate additional TIF. \$3.9 million project, about \$100,000 a year.

There is not enough existing revenue with no increase to issue a bond through the parking fund. The fund is set up as an enterprise fund so a revenue bond could be issued, according to Vicki Mattox, George K. Baum, without a vote. City expenses - \$125,000

for operations. What would it take to raise parking revenues 40-60%. Bruce Hill suggested raising parking fines first.

During the DTA retail meeting we learned that for \$200 a year you can obtain a parking permit to be used in 10 hour metered spots only. Barbara is currently looking into it further. Permits may generate more parking revenue if employees learn of its existence. The analysis will be presented to City Council February 28<sup>th</sup>. The open house is on the 23<sup>rd</sup> 4-7 p.m. both at Two Rivers. Public lot - 400 block Colorado 6A scenario \$3.5 million 209 additional spaces plus retail equals \$3.5 million. 6B scenario, \$3.5 million no retail 204 spaces \$3.8 million to add 197 spaces at Alpine. Both locations were rated excellent primarily due to the proximity to users and the size and accessibility of the lots. According to staff, Downtown parking is a low priority for City Council with the Police Station, Fire Station, 24 Road Corridor and the budget is always tight. This project needs community interest. Tough sell may need some community polling. Downtown Association wants City Council to see the need.

According to city staff Holiday Parking Survey didn't change the availability of parking much, occupancy 84%. Ron Lappi presented this information at City Council Monday, January 31<sup>st</sup>.

The City is pursuing leasing the Hayashi lots for parking.

#### **TWO RIVERS EXPANSION:**

Several scenarios were reviewed with a compromised developed. All include two separate entrances for separating events. Kitchen space is larger and movement to rooms from kitchen is improved, meeting rooms are expanded - \$2.3 - \$3 million.

The building committee feels it is best to use the \$3 million towards the building and less on furniture and fixtures, etc. It is also important to spruce up visual impact from street.

#### **DIRECTORS REPORT:**

Colorado Printing Property: At the last meeting Colorado printing property purchase was authorized. The housing authority made a full price offer that we had to meet. Jody with the Housing Authority called and wanted to put a homeless shelter there. We do have it under contract. Retailers would not like the idea of a shelter, it could be detrimental to well established businesses on Colorado Avenue. If the DDA buys it The Doo Zoo will be moving into the Colorado Printing Building.

Museum/Dinosaur Valley: Rich went to Bruce Hill with plans to move Dinosaur Valley to Fruita and put Doo Zoo in their place at the Reed building. Downtown Development Authority purchased the Reed Building for the purpose of keeping Dinosaur Valley downtown also the City has given the Museum \$300,000 with plans to give another \$100,000 per year over the next two years to keep them in the City. Board members plan to call members of the Museum board to explain the impact and importance of Dinosaur Valley staying downtown. After all that DDA has put into the Museum and Dinosaur Valley it is discouraging.

#### **ADJOURN:**

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