

**MINUTES**  
**Downtown Development Authority**  
**Board Meeting**  
**Friday, March 3, 2000**  
**Reed Building, 350 Main Street**

**PRESENT:**

Mark Hermundstad, Teresa Kareus, Bruce Hill, Bruce Bengé, Becky Brehmer, Doug Simons, Pat Gormley, Kathleen Killian, Barbara Creasman, Jean Morgan., Mark Relph, Tim Moore and Michael Varnum.

**ABSENT:**

Mary Crumbaker, Gene Kinsey, and Chris Launer.

**CALL TO ORDER:**

The meeting was called to order by Bruce Bengé at 7:35 a.m.

**APPROVAL OF MINUTES:**

The minutes for February 4<sup>th</sup> were approved after Barbara clarified the first sentence under Two Rivers Expansion, on a motion from Mark Hermundstad and seconded by Doug Simons.

**PARKING ANALYSIS UPDATE:**

The proposal for a new parking structure was presented to City Council on February 28<sup>th</sup>. City Staff did not recommend a parking structure be built in the 400 block of Colorado but did recommend a new structure in the Alpine Bank location. The end result was that City Council did ask staff to look into alternative possibilities for funding the Colorado Structure. Mark Relph and Tim Moore are in attendance to update the board and answer questions regarding the City Council meeting. Mark stated that it is his professional responsibility to present the facts to City Council and to be objective. He said given Council's direction he plans to work with the DDA board and brainstorm issues to investigate such as bonding the parking fund. However, there isn't currently enough revenue to this fund. According to Mark Relph, Ron Lappi said the city could bond it as an enterprise fund as long as no more than 10% of the funds are supplemented by the general fund. Barbara stated that is why we are recommending an increase in meters and fines. She suggested that we examine the assumptions. Mark asked would the people be happy with parking rate increases? How much? At some point the price increase would drive them away from downtown. When questioned if he liked the parking analysis that Walker did he responded no, there was information missing that he would have liked to see such as occupancy rates and fee structures. Mark Hermundstad suggested it was inadequate and that some information was not understandable. The report has some

contradictions and inconsistencies. Walker Parking Consultants should not be paid in full for the report. Mark Relph agreed that some of the information was not useful but the concept designs were good. He said we need to evaluate the report and the required scope of services.

Barbara reviewed possible scenarios to fund a parking structure. First raise meters from the current 40 cents a day to 65 cents a day and raise fines from \$3 to \$8 will raise parking revenue by \$240,910 per year. Second scenario would raise meters to 80 cents a day and fines to \$10 which would raise revenue to \$323,090. The third scenario brings parking to \$1 a day and fines to \$15 for a revenue of \$498,862. Mark suggested since there is no track record we can not guarantee this increased revenue. If fines go up significantly people may be more careful and there will be fewer fines. He also suggested we need to look into Two Rivers surface parking. Barbara noted how land prices may have increased. Mark suggested the city could condemn property and pay fair market value but Barbara said City Council has been reluctant to condemn property in the past.

Alpine structure will get Alpine and City employees of the streets.

Arne Ray is willing to take the parking information and at no charge compare with other projects he has done in the past. We should look into Fort Collins projects. Their structures did have leasable space. We will be sending the information to him soon.

### **TWO RIVERS EXPANSION:**

Michael Varnum expressed his gratitude to the DDA Board for their support of the expansion.

Costs for the expansion are now being developed. There have been numerous meetings with the public; including Horizon Drive businesses and Michael has included employees of Two Rivers for suggestions. The number one request was for more meeting rooms and number two was a better kitchen plan.

Michael went over each expansion scenario that has been drafted by the architects in detail and the proposed preferred option.

### **2000/2001 BUDGET:**

The Executive Committee reviewed the budget at a special meeting last week. The main increase to the budget is for staff raises. Bruce Bengé made a motion to approve, Mark Hermunstad seconded, motion carried.

### **PROPERTY DISCUSSIONS:**

Doug Simons has been in contact with the owner of Colorado Catfish. Each contact the price goes up. Doug will return with a statement that a city entity can not pay over fair market price and will make an offer. If this doesn't work we will talk to the City Council.

Colorado Printing property tanks were removed in the 1970's before the regulations for the removal process. STTI is recommending additional analysis be completed at about \$3,000. Please look over the information passed out and call Barbara with your recommendations.

### **BOARD MEMBERS:**

P.J. McGovern and Dennis King have applied to take the board position vacated by Mary Crumbaker. After discussion P.J. was approved to become the next board member. Bruce Hill made a motion, Mark Hermandstad seconded. Motion carried. Bruce Bengé and Mark Hermunstad terms are coming up, Bruce will stay for a second term as the incoming president. Mark Hermundstad will step down from the Board.

### **MUSEUM:**

History of museum and DDA passed out. Please look over the information.

### **HAYASHI LOTS:**

Karen has not seen a lease agreement to date.

### **ADJOURN:**

The meeting was adjourned at 9:15 a.m.