

MINUTES
Downtown Development Authority
Board Meeting
Friday, April 7, 2000
Reed Building, 350 Main Street

PRESENT:

Mary Crumbaker, Gene Kinsey, Chris Launer, Mark Hermundstad, Teresa Kareus, Bruce Hill, Bruce Bengé, Becky Brehmer, Doug Simons, Pat Gormley, Kathleen Killian, Barbara Creasman, Jean Morgan, and Peter Franklin.

ABSENT:

CALL TO ORDER:

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

APPROVAL OF MINUTES:

The minutes for March 3rd were approved with change to incoming “chair” on a motion from Mark Hermundstad and seconded by Gene Kinsey.

TWO RIVERS EXPANSION:

Meetings are scheduled for April 4th and 6th. Bruce Hill told the board Andy Bernard presented cost estimates at the last meeting. Major money will go to the common area, restrooms, kitchen and expansion of the south meeting rooms. A small portion of the funds will be dedicated to the exterior. The building will extend south with meeting rooms and parking. Plans will include a dual dock entrance so loading of events and food can be simultaneous. A total of \$3 million is available, \$2.2 million towards construction. The plans will be presented to City Council. DDA will front money to get the project moving. Looking for entitlement money from city to fund ADA items such as elevators. Energy Impact money is also a possibility for government projects. Two Rivers Capital Budget also has improvements budgeted which will be available. An additional divider for the large meeting room is wanted but would cost \$160,000 which the budget will not tolerate.

PARKING STRUCTURE UPDATE:

New financial scenarios from Arne Ray were reviewed. The basic idea is to increase meter and fine costs. Two scenarios are attached, both with DDA’s \$500,000 up front to reduce debt service. Second scenario shows City fronting \$300,000 to reduce debt. There has been no follow up from City staff. We need to take the initiative. Vendor fee that merchants offered as help with funding is on 1st study but not the 2nd. Monthly permits were also listed as a potential revenue source. We need to be proactive so the discussions are not dropped. Consistency throughout the system is important for these parking scenarios. That means adding meters as previously discussed.

At the Boston conference there was extensive discussion on how to maximize use of space needs for structures in small towns like Ft. Collins. Some designs don't look like a parking structure. Photos of aesthetically pleasing structures in our price range need to be obtained and presented. City Council does not believe that this is a current problem or future need. Our mission will be to convince them it is financially possible and that we need a parking structure now as well as for the future. The surveys taken at the open house show that walking two blocks is too far and we need to show City Council that perception is reality in the public mind. Dinosaur Valley used parking as a reason for leaving the downtown area and the museum has indicated that maybe they should not build the new main building because of the lack of parking.

Another parking study may need to be done blocking all of the private parking areas so it is a more reality-based study. The Hayishi lot lease is moving very slowly. Karen said it upsets her family that the land is always used for public parking with no benefit to them and potential liability.

DINOSAUR VALLEY:

The grant request for the Reed Building façade renovation has been turned into the Colorado Historical Society. The last request for funding was turned down although it was rated high due to their lack of money. With Dinosaur Valley moving the 1st floor façade becomes important so the grant request includes both totaling \$400,000, our match will be \$150,000. The building originally had six store fronts and the historical society wants it to look the same even if there are actually only three or four stores. We will know if the grant was approved in two to three months. Doug asked if we should proceed with the historic facade. Shouldn't potential tenant needs come first? Barbara related that when we received the first CHS grant we represented to the state that we intended to own the building long term and do a series of historic renovations. To change direction now could jeopardize funding on future projects.

COLORADO PRINTING:

We close on the property Monday. Attached please find a copy of the clean environment study from STTI.

The Republican Party expressed interest in obtaining a six month lease for election purposes at \$200 per month. Pat Gormley said they rented space from him last year at \$1000 per month. They would only occupy the front of the building so we could still do construction for the Doo-Zoo in back.

Doo-Zoo will need space in February. The building is functional but still needs small items done like paint and carpeting. Funding for this will come from membership fees and grants. Two years ago the Museum said they planned to house the Doo-Zoo in their new building. There have been on going discussions about the museum taking in the Doo-Zoo, however nothing recent.

BOARD MEMBERS:

Recommendation of P.J. McGovern was confirmed on Wednesday at the City Council meeting.

PHONE SYSTEM:

Our phone number will soon be the event hot line which will tell callers about upcoming Downtown Events and Avalon Events. The Administrative office number will change to 245-9697, we will be sending a written note to everyone soon.

JUSTICE CENTER:

Planning a walk through of the Justice Center soon. It should be very interesting at this stage because we will be able to see areas that will be blocked off after completion. The tour should take about an hour.

COLORADO AVENUE AND 7TH STREET IMPROVEMENTS:

Power upgrades and lighting for downtown needs to be put back on our agenda for discussion with City Council.

LOGO:

Reviewed samples that Kitty from Precision made in her spare time. We need to request more samples that show more explicit downtown feature to review. It was suggested we somehow incorporate with the city logo and trees.

MAYOR OF AURORA:

Gene Kinsey arranged with Jean for the Mayor of Aurora to tour our Art On The Corner exhibits with Allison Sarmo.

EXECUTIVE SESSION:

Bruce Bengel made a motion to go into Executive Session to discuss property negotiations. Chris Launer seconded the motion. Motion carried.

ADJOURN:

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