

MINUTES
Downtown Development Authority
Board Meeting
Friday, June 2, 2000
Reed Building, 350 Main Street

PRESENT:

Mark Hermundstad, Teresa Kareus, Bruce Hill, Bruce Benge, Doug Simons, P.J. McGovern, Kathleen Killian, Barbara Creasman, and Jean Morgan.

ABSENT:

Gene Kinsey, Chris Launer, Becky Brehmer, Pat Gormley,

CALL TO ORDER:

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

APPROVAL OF MINUTES:

The minutes for April 7 were approved on a motion from Mark Hermundstad.

FINANCIAL REPORT:

Fund 103 is behind on overall fund balance due to "Transfers In" of \$106,000. Have only received \$12,000 from this account so far. PJ asked if the report could have the budget amount shown monthly instead of annually. Barbara said not with staff manipulating the report internally.

Fund 203 our capital account has more money than expected but funds need to be paid out to the Museum for the renovation of the Whitman building, Two Rivers for the planned expansion and transfer to fund 103 noted above.

TWO RIVERS EXPANSION:

Bruce Hill updated the board. A request will be presented to City Council for additional funding for Two Rivers Expansion June 19th. At the workshop the DDA agreed to contribute an additional \$250,000 to the project but the project needs an additional \$750,000 from the city for a total of \$ 1.1 million.

The committee has had the architect re-evaluate funding for the project and the conclusion is that the additional funding is needed. Bruce does not think it is advisable to phase the project, or do only what is possible with the current \$3 million available. The exterior/new front of the building would be the first elimination.

Bruce said Mark Achen expressed to the Two Rivers Expansion Building Committee that the DDA should make a higher contribution to the project to show City

Council it is a priority for downtown. The \$250,000 will keep us at a 25% match to what the city will contribute with the additional \$ 750,000.

Other funding is a possibility. The committee has contacted the County Commissioners for support for Energy Impact funding, and will also look into Block Grants, local foundations, and federal money.

Bruce Hill made a motion to approve the additional funding of \$250,000 towards Two Rivers Expansion. Mark Hermundstad seconded the motion. Discussion continued. The funding for this will come from those planned for expanded parking. Two Rivers Expansion is a priority to parking. Two Rivers expansion will actually push the need for more parking. We need to resolve Two Rivers before the City will focus on parking. Mark Hermundstad asked how this would affect our ability to construct a parking structure. If we use the parking fund the way we have proposed not really, but there will be a negative perception because we won't have the \$500,000 up front.

Doug Simons requested clarification that if the DDA agrees to contribute another \$250,000 for Two Rivers from the current parking funds and the City will not contribute their additional \$750,000 will these funds go back to parking. The board agreed, they would. All in favor, motion carried.

2ND STREET PLAZA:

Attached to the packets is a letter from the Hilton to the Riemers, concerning their plans to proceed with the hotel development. This will affect the 2nd St Plaza. The plans to close 2nd Street and put in a plaza began several years ago. The DDA's West End Plans approved in 1988 included closing 2nd and Colorado. We need to move forward on the design of the plaza.

PARKING METERS:

Dual meters installed are \$300 per head. A total of 100-110 spaces need meters. The DDA needs to make a recommendation on where to put meters and time- 2, 4, or 10 hours meter length. Barbara recommends a combination depending on the location. Bruce Hill suggested possibly putting meters on the lot at 3rd and Main Street. Teresa offered to help with the project. The board will discuss further at workshop with a map of the area.

ART ON THE CORNER:

See attached letter from Donna Salmon.

Letter from Donna insists on removal of the sculpture "MIA," or legal action will be taken. The purchase was not a committee or DDA decision. The merchants purchased this sculpture years ago. Ed Chamberlin, chair of the AOTC Committee, should make a personal phone call to Donna. Barbara will contact him.

DINOSAUR VALLEY:

We have two tentative renters and need to decide how best to divide the space. There is 15,650 gross square feet on main floor. The board did a walk through of the space.

ADJOURN:

The meeting was adjourned at 9:30 a.m.