

**MINUTES**  
**Downtown Development Authority**  
**Board Meeting**  
**Friday, October 6, 2000**  
**Reed Building, 350 Main Street**

**PRESENT:**

Bruce Bengé, P.J. McGovern, Becky Brehmer, Chris Launer, Bruce Hill, Theresa Kareus, Pat Gormley, Kathleen Killian, Barbara Creasman, Gail Gnirk of Grand Valley Transit and Jim Leany from the Union Depot.

**ABSENT:**

Cindy Enos Martinez, Doug Simons and Mark Hermundstad

**CALL TO ORDER:**

The meeting was called to order by Bruce Bengé at 7:40 a.m.

**APPROVAL OF MINUTES:**

The minutes for August 11 were approved on a motion from Bruce Hill and a second by P.J. McGovern. Motion carried.

**TRANSIT HUB PRESENTATION:** Gail Gnirk and Jim Leany

Gail Gnirk, Mesa County Transit Coordinator gave a presentation on the current Transit Hub plans, which will be Colorado's first Metropolitan Transportation Center. It is estimated that 400,000 people a year will use this facility based on today's numbers.

A map was reviewed that illustrated the proposed plan. (This map has been filed with the DDA office) The Grand Valley Transit offices will be moving into the Union Station on November 1<sup>st</sup>. The new plan includes connections to pedestrian walkways and bike trails and proposes a pedestrian crossing for Ute and Pitkin to connect to the core downtown area. The DDA Board members expressed their concerns regarding parking issues. Gail stated that there has not been a goal established for the # of spaces at this time. This is an issue we will need to continue to work on. The board expressed their support for the project and on-going efforts to ensure its success.

Jim would like to apply for a \$500,000 grant from the Colorado Historical Society to help financially support the project. They currently have no financial expectations of the DDA, but appreciate past grant sponsorships.

**FINANCIAL REPORT:**

A brief review of all accounts took place. The budget at this time appears to be right on target. Discussion ensued regarding the 109 account – TIF dollars are being deposited, the new bonds dollars have been subtracted, the 2<sup>nd</sup> bond dollars have not, although the funds are available to do so.

Barbara explained the TIF Debt Service Schedule scenario, included in the packet, which estimates that with \$100,000/year over a 6 year time frame would generate approximately \$500,000 in capital. She stated that we are making other TIF users throughout the state nervous by pursuing the TIF extension now. We're talking about it first, which causes people to be uncomfortable. However, we'd like to see the changes made in the next legislative session if possible.

**DOO ZOO UPDATE:**

Doug Simons, Bruce Hill and Barbara Creasman met with Valerie Johns and Kevin Van Gundy at which time they agreed on the information for a draft lease. Discussion ensued regarding the contract details. Becky Brehmer made a motion for the contract to read as follows:

\$100/month rent for the 1<sup>st</sup> year

\$200/month 2<sup>nd</sup> year

\$300/month 3<sup>rd</sup> year

\$400/month 4<sup>th</sup> year

\$500/month 5<sup>th</sup> year

\$15,000 provided by the DDA for repairs

No formal option to buy the building at this time

Theresa Kareus seconded. Motion carried.

**TWO RIVERS UPDATE:**

Discussion ensued regarding the 3<sup>rd</sup> and Main property, landscaping requirements and whether or not the DDA wanted to trade the property. The board agreed that we should trade the City Center property, 1<sup>st</sup> and Colorado, for the 3<sup>rd</sup> and Main property, but they do not want to incur any landscaping requirements. This property is designated for future redevelopment.

**PARKING WEST OF FIRST STREET:**

This discussion was carried over to the October Workshop.

**DIRECTOR'S REPORT:**

This discussion was carried over to the October Workshop

**ADJOURN:**

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