

MINUTES
Downtown Development Authority
Board Meeting
Friday, December 1, 2000
Reed Building, 350 Main Street

PRESENT:

Cindy Enos Martinez, Pat Gormley, P.J. McGovern, Becky Brehmer, Bruce Hill, Theresa Kareus, Doug Simons, Kathleen Killian, Barbara Creasman and Gerald Hall, visitor from Mesa State College

ABSENT:

Bruce Bengé, Theresa Kareus, Chris Launer and Mark Hermundstad

CALL TO ORDER:

The meeting was called to order by Bruce Hill at 7:44 a.m.

APPROVAL OF MINUTES:

The minutes for November 3 were approved on a motion from P.J. McGovern and a second by Becky Brehmer. Motion carried.

POWER / LIGHTS:

A budget increase to allow an additional \$3000 - \$3500 for higher quality outlet covers for the historic lights was discussed at the last workshop and the decision was made to approve the increase. Therefore, a motion was needed at this board meeting. The increase was approved on a motion by Doug Simons and a second by Becky Brehmer. Motion carried.

DOO ZOO LEASE AGREEMENT:

Discussion ensued regarding the original intentions of the board on how the \$15,000 allowed for building improvements would be spent as well as any changes that needed to be made to the lease agreement. An amended lease agreement was presented for review. A motion to add a 90-Day Withdrawal clause, delete paragraph A and to direct "up to \$15,000" to code related items was made by Doug Simons and seconded by Cindy Enos Martinez. Motion carried.

NEW BOARD MEMBER / NOMINATING COMMITTEE:

It was decided that Barbara Creasman would gather all of the applications and give them to the nominating committee. The committee will then meet and decide what candidates to present to the board at a future meeting.

URA's / DDA's:

Barbara distributed a handout she had just received from the International Downtown Association concerning TIF. After researching other areas, Barbara reported that some states do not have limits, while others have the same 25-year limit or longer time frames. Discussion ensued regarding obtaining an extension versus obtaining new TIF and the pros and cons to both. Barbara asked that everyone review the handout and be prepared to discuss it at an upcoming board meeting.

Obtaining a vote in the downtown district was also discussed. DDA business owners and property owners are the only people allowed to vote on extending the TIF. It was agreed that the process to hold a vote needs to be reviewed.

HOTEL DEVELOPMENT:

Hawthorn Suites Hotel has requested that the DDA assist them in financially supporting the parking structure for their second hotel. They have requested a total of \$250,000. Discussion ensued regarding where the funds would come from, and whom the parking structure would benefit. A suggestion was made that perhaps a portion of the parking lot could be available for downtown businesses to use during the daytime. Shared parking does not really work for hotels. There may be some exceptions.

Barbara reported that if the board approves to contribute \$250,000, and with the total project costing an approximate \$4-5 million, the monies would be paid back in 2-3 years in TIF funds. The construction of a 2nd hotel would be beneficial for the downtown area. The decision was made to have Barbara ask the Reimer's to present their request at a future board meeting. Doug requested financial information on the total project development for Phase I.

CORRIDOR PROJECTS:

Several years ago various scenarios were developed for the improvement of landscaping and lighting on 7th Street. A copy of the scenarios was provided in the board packet. We need to discuss this project further as well as Colorado Avenue improvements.

CCRA / MAIN STREET:

Barbara reported on the communities that have applied. A list was included in the board packet. Selected communities will be announced on February 2, 2001 in Denver at the annual meeting of CPI.

EXECUTIVE SESSION:

A motion to enter into Executive Session, for the purpose of discussing property negotiations, was made by Becky Brehmer at 8:46 a.m., with a second by P.J. McGovern. Motion carried. At this time Gerald Hall was dismissed from the meeting.

ADJOURN:

The meeting was adjourned at 9:09 a.m.