

MINUTES
Downtown Development Authority
Board Meeting
Friday, March 2, 2001
Reed Building, 350 Main Street

PRESENT:

Bruce Bengé, Bruce Hill, Chris Launer, Becky Brehmer, Doug Simons, Kathleen Killian, Theresa Kareus, Barbara Creasman and Tiffany Shepherd.

ABSENT:

Cindy Enos Martinez and P.J. McGovern

CALL TO ORDER:

The meeting was called to order by Bruce Bengé at 7:31 a.m.

APPROVAL OF MINUTES:

Bruce Hill had a few changes to make to the minutes of January 8. In the Financial Report section in the first paragraph he wanted the word obligations changed to budget and the last sentence of that paragraph deleted. Also wanted Mark Hermundstad's name removed from the absent list since he is no longer a board member. The revised minutes for January 8, 2001 were approved on a motion from Chris Launer and a second by Bruce Hill. Motion carried.

TWO RIVERS EXPANSION:

Owners of businesses on Colorado came to the meeting to express their view on the upcoming Colorado Avenue closure. (A list of attendees was filed)

Barbara reviewed the site plan. The following concerns were brought up. There were a couple of questions on the left hand turn from 1st Street onto Colorado. Concern was expressed that cutting off this access will confuse customers and make it harder to get to their businesses. It was stated that the state is not going to allow a left hand turn there to continue. George asked if there could be designated parking for the merchants on Colorado. Barbara stated that that would not be fair to other merchants. Horn of Plenty had concerns of safety of the new parking structure. Board members responded that they are considering some retail stores on the 1st level of the structure, which will help with safety. Bill with Credit Jewelry and Loan would like a copy of the list of the 15 people who told Barbara they were in favor for the Colorado Avenue closures and the 3 who weren't. He would like it mailed to 401 Colorado. Bill stated that he is going to talk to an attorney to stop the closure because his property is being devalued. Chris Launer stated that the thought the opposite would be the effect with property values going up instead of down. There is still good access to the businesses on Colorado Avenue.

The public hearing for the Two Rivers Expansion has not taken place yet and that is an opportunity for input. Orrin asked how much the expansion of Two Rivers was going to cost and Bruce Hill reported \$4.2 million. Orrin was upset that that money was not going to make Two Rivers into more of a convention center since the taxpayers are paying for it. Bruce Bengé

reported it has always been more of a community center than a convention center. Bill stated he doesn't want there to be any more parades because of lost parking space. Someone had a question on the roundabout – Barbara told everyone it was a design feature/idea of pick up and drop off at Two Rivers.

Board informed everyone about the parking structure and stated that it is still 1-2 years away. Barbara asked what everyone thought of putting retailers on the bottom level of the structure. Horn of Plenty thought it would make the structure safer. Jeanne Killgore is totally in favor of it and gave an example of one she saw in Arizona. Anything done to enhance that end of town would be good.

Next step is to tell city council that the DDA Board allowed everyone to come to the meeting to voice their concerns and to let City Council know that the DDA still supports the street closures. Barbara will send Tim Moore an e-mail telling him who attended the meeting and that the DDA still supports the effort.

NEW BOARD MEMBER:

Barbara reported that the city is going to re-run an ad and the closing date will be March 19th. City Council will interview candidates.

DIRECTOR'S REPORT:

The School District is asking if they can come to a board meeting or set up a special meeting to do a test. Board said to set up a special meeting to do it. Barbara stated she might also invite the DTA Board to attend at the same time.

RFP's for the Steamplant were due on February 28. Barbara knows of two for sure that have been turned in. She handed out a draft of the Incubator proposal for an Arts Incubator. Doug Simons asked if people were really going to put the work in to it to make the building useable because it needs a lot of work. Barbara stated that it could cost anywhere from \$375,000-\$1 million. Some grants are available. It is important that the DDA supports the building being used.

Board reviewed a letter from Ron Teck concerning reforming Colorado Taxes and asking for people to contribute to this effort. The DDA Board expressed no concern on the existing tax structure.

FINANCIAL REPORT:

Bruce Hill brought up some concerns about the budget. He stated that there is a city process that allows a department to adjust their budget. We need to do this. His concern is that with the budget we have now in the city system we can't make that budget without TIF money and without money to transfer. He said the only way we can get additional revenue is to float a bond. It is imperative that the Board moves forward to decide what we can afford to fund. Staff can't submit a budget to the city that the board can't support.

The Board would like to have a special evening meeting on Monday, March 12 at 5:00pm in the conference room to go over financials. It was stated that we need to budget better. The dilemma is that city approval is needed for a bond and some members don't think it will happen if too much of the money goes to operational costs. The board would like to see real numbers for the cost of issuing the bond. They would also like an overview of options to reduce costs and what that means to programs for that meeting. This will be an official special meeting of the board so action can be taken. Staff will send out a memo to all board members next week informing them of the meeting.

ADJOURN:

The meeting was adjourned at 9:05 a.m.