

**MINUTES**  
**Downtown Development Authority**  
**Board Meeting**  
**Thursday, March 21, 2002**  
**Reed Building, 350 Main Street**

**PRESENT:**

Bruce Hill, Janet Terry, Gregg Palmer, P.J. McGovern, Bruce Bengé, Becky Brehmer, Pat Gormley, Tim Moore (guest), Kent Harbert (guest), Jody Kliska (guest), Jean Morgan and Kim McQuiston.

**ABSENT:**

Chris Launer, Doug Simons and Kathleen Killian.

**CALL TO ORDER:**

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

**APPROVAL OF MINUTES:**

Bruce Bengé noted there is one change to the minutes from the last meeting. The paragraph concerning the Doo Zoo should say "board President" instead of owner. With that change the minutes for March 7, 2002 were approved on a motion by Bruce Bengé and seconded by Gregg Palmer. Motion carried.

**INTERIM DIRECTOR'S REPORT:**

*Doo Zoo*

Bruce Hill talked to Rich Helm, Museum of Colorado Director, about buying the Doo Zoo building. The museum's focus would be to use this facility as part of their children's museum. Rich Helm will meet with his staff to discuss this issue. Further meetings will follow between the Doo Zoo and DDA boards to determine the next step.

*Sidewalk Cafés*

Bruce Hill has been meeting with Dan Wilson concerning the permit fees and liquor licenses for sidewalk cafes of the downtown restaurants. Bruce commented that the fees shouldn't be based on the amount of chairs that will be part of the sidewalk café but rather a minimum to a maximum fee since the amount of paperwork is the same. Currently the fee to process the permits are \$150. Decisions about the sidewalk permits would need to be finalized prior to liquor permits being processed for these cafés.

*400 Colorado Alley Improvements*

The Museum of Colorado requested the DDA to begin construction of the alley improvements after the tourist season. Construction will begin in the fall of 2002.

*Volunteer Committees*

Bruce informed the board that with the amount of projects currently going on that affect the downtown area it would be of the DDA's best interest to have a board member sit on these committees meetings. Bruce Bengé will attend meetings concerning the City's Growth Plan. The meetings should start in May. Doug Simons will represent the DDA at the GOCO Legacy meetings.

Bruce also informed the board that the DDA/DTA were members of the Colorado West Tourism Council and they are requesting us to renew our membership for \$100. Last year the DDA and the DTA split the cost of the membership. Janet Terry questioned what the benefit would be to the two boards to renew with this group and how they relate to the Visitor & Convention Bureau. She will contact them for information. A recommendation was given that DTA board President Susan Cafarelli attend these meetings. Janet will relay this to Susan.

Becky Brehmer motioned for the DDA to pay the membership dues to the Colorado West Tourism Council. Bruce Bengé seconded. Motion approved.

#### Avalon Theatre

Council will discuss the possibility of the City managing the operation of the Avalon Theatre during a City Council Workshop on April 15, 2002. Kelly Arnold and Joe Stevens will attend the next Avalon board meeting on March 28 to discuss this.

Bruce informed the board the Avalon may need assistance with life/fire safety issues with an estimated cost around \$16,000. Pat Gormley suggested it would be best if Daniel Gartner was informed of a decision made by the board since he is overseeing the remodeling of the Avalon.

Bruce Bengé motioned for the DDA to financially assist the Avalon Theatre with life/fire safety issues with a cost of approximately \$16,000. Gregg Palmer seconded. Motion approved.

#### The Downtown Association

Erika Doyle, events coordinator for Southwest Fest, had a discussion with Bruce about the possibility of staff helping out during this event. Her concern is if there is no experienced help available the day of the event then serious problems could arise. Bruce was in agreement with this so long as a volunteer or DTA board member be trained the day of the event by a staff person to cover the event next year. This proposal was brought to the DTA and they commented that they may not be able to volunteer at Southwest Fest since their businesses would be open that day.

#### Art On The Corner

Bruce is solidifying the AOTC committee with the assistance of Allison Sarmo and plan to have a meeting after Spring Break. The DDA staff has informed Bruce that they've heard Ed Chamberlin no longer wants to be on the committee. Bruce Bengé has volunteered to sit on the AOTC committee.

#### Senate Bill 32

Janet Terry informed the board that this bill was voted out of the house since there was an attached amendment to the bill, which stated the DDA would have to have the approval of government agencies before getting approval to go forward with the TIF extension. Gayle Berry will go to conference committee to try to create an alternative bill. Sam will try to tweak the bill with CCI for five years instead of what was originally proposed. If the bill becomes approved in this manner it would still allow the DDA with an \$8million TIF.

#### Parking Funds

Parking fee revenues are up 33% this year from this same time last year and expenses have been minimal. Bruce expects that by July 2002, Ron Lappi will have a better picture of the financial status of the parking fees that he can do an analysis on the proposed parking structure.

The DTA board approved adding paid meters to the parking lot located at 3<sup>rd</sup> & Main. This will allow for additional parking fees estimated at \$27,000 annually.

### TIF Projects

Bruce Hill and Jean Morgan met with Ron Lappi again about how to appropriately fund TIF projects. Bruce has designed a spreadsheet and request forms, which will allow assist the board and Ron in keeping abreast of TIF projects and expenses.

### Kiosk Upgrades

The kiosks on Main Street are in need of replacement with enhancements. The hinges are rusted and sagging and the burlap is deteriorating. There has been some argument as to whether the City or the DDA should be responsible for funding the repair and/or replacement. Bruce decided that it doesn't matter and the DDA will offset the cost.

### HAMPTON INN:

Bruce met with Ron Lappi concerning funding \$250,000 toward the Hampton Inn to gain parking spaces. Ron advised that this is not in the overall benefit of the public interest. It would be best to fund the drop off in front of the hotel. Janet Terry suggested the board consider staying at the \$250,000 level rather than the requested amount of \$312,000. Gregg Palmer suggested that the increased funding shows the Reimer's that the DDA supports their decision of changing the hotel to allow for more rooms, parking and lower room rates.

### REED BUILDING:

P.J. McGovern met with Re/Max realtor Greg Cranston concerning the issue of the board selling the Reed building on their own. P.J. will meet with City legal counsel to draft an RFP so as to sell the building through a real estate agency.

### UNION DEPOT:

The Colorado Historical Society has granted the DDA a 30-day extension to send in the required paperwork documenting how and where the funds were spent on the Union Depot. Gregg Palmer expressed concern that the grant could have been originally granted to the DDA not necessarily the owner, Jim Leany. Gregg will discuss this further with City Attorney John Shaver and he can tell what the options are. It's possible the DDA may have to pay CHS \$70,000; however, to avoid this the DDA will try to recreate the paperwork in order to satisfy their requirements. The DDA will need to document the work that has been completed and the work that hasn't been completed. Contact has not been made with Jim Leany at this time since the DDA's rights need to be determined first.

### SOUTH DOWNTOWN PROJECTS:

Tim Moore with Public Works discussed the initial plans for the Colorado River Transportation Corridor. The intent is to relieve congestion in the area of D Road since that has been the fastest growing area. By 2020 this area is expected to have a population of 20,000. The Colorado River Transportation Corridor would tie in with D Road to allow another east to west corridor. There are challenges with incorporating the Corridor with 5<sup>th</sup> Street and U.S. Highway 50. One option is to have the Corridor go under the existing railroad bridge and the state highway bridge; however, this causes problems with some federal agencies such as the U.S. Fish & Wildlife and the Federal Emergency Management Agency.

Within the next 18 months, the Public Works department hopes to have a final plan for the west side of the Corridor. They would like to form a committee to work with the design team to work out any difficulties. Janet Terry suggested that adequate signage to the downtown area be incorporated on the Corridor.

**EXECUTIVE SESSION;**

Bruce Hill motioned to go into Executive Session for two topics:

1. To receive legal advice on personnel issues, Section 24-6-402 (4) (b), Section 24-6-402 (4)(f); and
2. For the purpose of determining positions relative to matters that may be subject to negotiators, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. 24-6-402 (4) (e).

Gregg Palmer seconded. Motion carried.

Members present and in approval of Executive Session: Janet Terry, Gregg Palmer, P.J. McGovern, Bruce Benge, Becky Brehmer, Pat Gormley and Bruce Hill.

**ADJOURN:**

The meeting was adjourned at 9:10 a.m.