

**Downtown Development Authority
Board Meeting
Thursday, September 4, 2003
Whitman School, 248 South 4th Street**

PRESENT: PJ McGovern, Becky Brehmer, Harry Griff, Karen Vogel, Scott Howard, Bruce Bengé, Harry Butler, Larry Botkin, Pat Gormley, John Shaver, Karen Hildebrandt, Harold Stalf and Sue Schore.

ABSENT: Doug Simons

CALL TO ORDER: PJ McGovern called the meeting to order at 7:33 a.m.

PJ gave a brief update on last Friday's meeting regarding parking structures. Unlike what was originally thought, he stated that adding decks means higher costs per deck, rather than lower. One question posed was whether or not the DDA should focus on a parking structure that takes care of the needs of employees or on one which takes care of visitors' needs. Consultant Don Monahan had informed those present that employee needs should always be taken care of first. PJ asked if the Board wanted to approve a proposal to engage Walker Consultants and Josh Comfort to work with the DDA on a parking structure.

FINANCIAL REPORTS: Harold Stalf distributed copies of a financial report of the 203 (TIF) fund. These monies are to be used for capital expenditures only. He is in the process of writing a proposed budget for the 2004 – 2005 TIF fund. The handout identified \$439,000 in capital proceeds and a total debt to the City of \$519,200 and potential liabilities of \$250,000 to the Hampton Inn and \$42,000 for the new sign at Two Rivers.

Brief discussion focused on potential funding for the Symphony in order to accommodate its move to the Avalon.

Harold distributed copies of a proposed agreement for services with Walker Consultants for a study to do a site selection analysis and design fees for a parking structure. He stated that Don Monahan is the authority on parking structures in the U.S. In order to build a parking structure, it's important to understand the mix between the need for monthly employee parking and hourly parking. Discussion then focused on the 1998 study that had been done by Walker Consultants, the fact that no real definitive information was provided and the study was way too general. John Shaver suggested that the way to eliminate that problem would be to define specific requirements on the scope of the work.

Harry Griff moved, with second by Bruce Bengé, to authorize PJ McGovern to execute a design contract with Walker. John recommended that the Board establish a lump sum budget, designate that the ownership of the work documents must be held by the DDA, and that the contract be subject of review by counsel. Harry Griff amended the motion to add, "subject to the approval of the City's legal counsel." The amendment was seconded; motion passed. The study will focus on site selection and the type of garage needed.

PJ believes that it is not feasible to build housing on top of any structure built behind the Alpine Bank building, but that housing would certainly be feasible on or along side of a structure on Colorado Ave. The City and County have reached agreement about a structure to be built at 6th and White. It will consist of five stories and 202 spaces. The cost and parking will be split 60/40, with the County paying 60% of the cost and receiving 60% of the spaces and the City 40%.

PERMIT ORDINANCE: Harold has revised a permit ordinance, which will soon go before City Council for consideration. He is recommending that some of the fees, such as seasonal fees, be reduced. In addition, he is recommending reduction of the pedestrian right of way to five feet, which would allow room for small tables and tableside service. He is also recommending that the fee for outdoor seating be reduced from \$150 for each establishment to a fee based on a cost of \$10 per chair, with a capped fee of \$150. The question arose as to whether or not five feet is adequate for pedestrian movement.

John Shaver remarked that these recommendations are only for outdoor dining; nothing in this ordinance refers to the sale and/or use of liquor or beer in these outdoor dining areas.

PJ suggested that members of the Board write letters of support to Council. Harry Griff moved that PJ write a letter of support on behalf of the Board that would clearly state support for both revisions to the permit. Bruce Bengel seconded the motion. The motion passed. In response to Scott's question if restaurants would be able to modify the sidewalk area in order to incorporate outdoor dining, the response was that each request would be taken under consideration separately.

DDA REPRESENTATIVE TO DTA: Harold stated that the chairperson has historically been the liaison to the DTA Board but suggested that it would perhaps be better to have someone who has operational ties to the DTA serve as the liaison. Becky Brehmer and Scott Howard will serve as co-liaisons, with PJ McGovern as the backup.

DIRECTOR'S REPORT:

- 1) REED BUILDING: The sale of the Reed Building occurred yesterday, and the DDA still carries a note for \$500,000 at an interest rate of 7% until December 1, 2003. PJ offered congratulations to the Board for making a "dinosaur on Main Street into a beautiful landmark." Harold reported that the Burtons intend to renovate the building into loft condominiums and retail space on the main level. Mayor Jim Spehar came into the meeting to offer his congratulations on the renovation of the Reed Building saying, "it's a fantastic upgrade to downtown."
- 2) HOUSING MEETING: Harold had discussion with Jody Kole of the GJ Housing Authority regarding the site for a joint housing project. There will soon be a meeting of the joint committee members.
- 3) PIGEONS: PJ requested John Shaver to write an ordinance against feeding the pigeons, but John replied that it is not a feasible way to control pigeons. PJ stated that the recommendation was to hire Rick, the "animal control" expert in the valley who captures and removes birds at a cost of \$1 each. Harold stated that one year ago Joe

- Stevens indicated that he'd split the cost 50/50 to aid in the control of these birds. John stated that City Councilmen have considered pest removal and concluded that a professional person must be hired if poisons were to be applied for eradication. He also added that the pigeons can be classified as pests, which might aid in eliminating the emotional aspects of control. Code Enforcement officers are to be contacted if anyone sees Mr. Gilman feeding the birds any place other than the gutter. Over the years he has added to the problem of pigeon control by feeding the birds.
- 4) ENTERPRISE ZONE: Several years ago the state purged the arts and culture programs from their program and it is necessary to reapply. Harold has sent the application to Thea Chase for her consideration of inclusion for the Avalon Theatre and Art on the Corner. It will then be necessary to gain the approval of the Mesa County Commissioners and the State.
 - 5) DOO ZOO: There was a recent letter to the editor asking for public donations to assist with the funding of the Doo Zoo. Herald stated that there are not current with their lease payment, and there was a recent meeting of the Doo Zoo's employees to determine if they would continue its operation. Harry Griff stressed that the Board should be ready to respond to the media, if the occasion arises, regarding their "sweet" rent agreement. PJ indicated that he would be happy to take any media calls.

Harry Griff reported on three upcoming fundraisers— 1) the Alferd Packer jury trial at the Cabaret Dinner Theatre, which is a fundraiser for the Museum of Western Colorado. 2) FOLK, music to the Valley on October 11, a benefit for the Mesa State College's music department scholarship fund. And 3) a blues concert on November 5 with proceeds going to the Avalon and the Pro Bono project. Again, with this event, the downtown restaurants will be offering a 10% discount to individuals holding tickets to this performance, with those receipts going to the Avalon.

There being no other business, Bruce Bengel moved that the meeting be adjourned. Larry Botkin seconded the motion and the meeting was adjourned at 8:55 a.m.