

**Downtown Development Authority  
Board Meeting  
Thursday, November 6, 2003  
Whitman School, 248 South 4th Street**

**PRESENT:** PJ McGovern, Karen Vogel, Becky Brehmer, Harry Butler, Harry Griff, Scott Howard, Doug Simons, Bruce Bengé, Pat Gormley, Ron Lappi, John Shaver, Dave Varley, Harold Stalf and Sue Schore.

**ABSENT:** Larry Botkin

PJ McGovern called the meeting to order at 7:40 a.m. Bruce Bengé moved that the minutes of the previous meeting be approved; second by Harry Griff. Passed

**PARKING STUDY:** Harold distributed copies of the first draft of task 1 (1 of 3) which was an analysis of the downtown parking demand study updated from what was done four years ago. The greatest demand currently is in the vicinity of the Reed building, the City/County buildings and the post office. A completed report should be available for the November 20 retreat. Harry Griff recommended that the parking discussion not be part of the retreat, but that it be a primary item on a future agenda. Harold informed the Board that Walker officials would schedule a time to come and discuss their full report. Doug Simons suggested that Walker should have some input from the Board before finalizing their report.

John Shaver has prepared a draft of the RFP for parking, with a proposed deadline for submittals of January 8. He recommended publishing a summary in the newspaper, with notice to contact the DDA for a complete copy, and also posting it on the web site. He stressed that all interested parties should respond, even those who have been participating in the informal discussions. Any Board member who might be personally interested should act through an intermediary, due to the ethics policy of the City assuring no financial benefit to any Board member or employee. He asked that any additional comments be addressed directly to him. Harry Griff recommended including the phrase “land on which buildings should be raised.”

Ron Lappi spoke on the bonding opportunities and emphasized that this should be done this year in order to have the bonds bank-qualified. The City can't issue any more than \$10 million or the overage would not be bank-qualified. In response to Doug Simon's question, if for some reason the TIF would not be approved for extension, would the City provide a loan to cover the DDA? Ron responded that it would. However, he indicated that these bonds would not be extending beyond the current TIF. In identifying the list of activities, he indicated that the bond process has a very narrow definition of pedestrian and traffic improvements, although a broader definition in the state statutes also identifies slum and blight. Council will adopt a bond ordinance on November 19 and DDA must adopt a resolution the first meeting in December.

In regards to the RFP, Doug Simons recommended that the district be defined as Chipeta to South Avenue, Spruce to 8<sup>th</sup> Street.

Ron reported that the revenues from a parking structure could be used as part of the City's parking fund, which would not be part of the general operating budget. Doug asked for clarification and a broader definition, and discussion focused on use of proceeds from a capital

investment and how they could be expended. Ron stated that interest on bonds could be used only in the same manner as the bond when it was issued. Doug stated the Horizon Drive BID project would likely serve as a model for the DTA in their move toward a BID.

**DDA RETREAT:** PJ confirmed that Bruce Hill will act as moderator for the November 20 retreat. Topics for discussion will be limited and will possibly include structural priorities and timing, BID and TIF extension issues and possibly the activity list generated early in 2003.

**NEW BUSINESS:** Serving as a member of the Historic Preservation Board, Doug reported that CHS had approved a \$60,000 grant, with a \$40,000 matching grant from the City. If anyone is interested in serving as a new representative for Colorado Preservation Inc., please contact Doug.

**DIRECTOR'S REPORT:** Harold received the final payment on the Reed Building -- \$506,000 to be invested in the operating account. Shane is ready to move forward with his work on renovating the interior. The DDA is now almost flush with the City on what had been originally borrowed.

The proposed revisions on the Permit Ordinance will be presented to City Council on the November 19 meeting. If approved, this would open areas for outdoor sidewalk dining.

The Cinema at the Avalon is premiering its new film series on Friday evening.

There being no other business, the meeting was adjourned at 9:04 a.m.