

**Downtown Development Authority  
Board Meeting  
Thursday, January 8, 2004  
Whitman School, 248 South 4th Street**

**PRESENT:** PJ McGovern, Becky Brehmer, Scott Howard, Harry Butler, Harry Griff, Pat Gormley, John Shaver, Dave Varley, Steve Jennings, Harold Stalf and Sue Schore

**ABSENT:** Larry Botkin, Karen Vogel, Doug Simons and Bruce Bengé

PJ McGovern called the meeting to order at 7:40 a.m. Harry Griff moved to approve the minutes of the December 4, 2003 meeting, with second by Scott Howard. Passed.

**RFP:** Harold reported that five responses were received from the published RFP regarding a parking structure. All responses from property owners referred specifically to sites that had been identified in previous discussions. PJ and Harold both indicated that a special committee should evaluate the submittals and make recommendations to Walker Consultants. John Shaver interjected that any additional discussions regarding this subject should take place in an executive session.

Harry Griff recommended that the Board should also appoint a special committee to focus on the TIF extension. Both committees will be fairly active and should be comprised of individuals interested in a particular subject. He added that Doug Simons had expressed an interest in working on the parking structure committee. Other members to volunteer for this committee were Harry Griff and Becky Brehmer; Bruce Bengé was then appointed as the fourth. PJ McGovern and Scott Howard will serve on the TIF committee, along with Karen Vogel.

**DIRECTOR'S REPORT:** The DTA Board has requested a joint meeting on January 22 to discuss the Downtown Partnership, to present its 2004 budget, and to discuss the format for the BID. This will be a work session and any pertinent business for the DDA Board could be handled at the end of the joint meeting. It is also time for the Board to meet with the City Council, and David Varley was asked to assist with scheduling a joint meeting between the two groups. He will ask Sue Mueller to identify several dates when the DDA Board could meet with Council for a lunch workshop.

Harold reported that, according to Ron Lappi, the City has \$1,268 million in Private Activity Bonds, which typically are used for housing. He stressed that the bonds could be a valuable tool in aiding the effort to get working class housing downtown. John Shaver added that for additional funding, more funds are usually available for improving sub-standard housing rather than for new.

Harold briefly described City Council's decision to approve the West Side Downtown Redevelopment plan, which should certainly begin the process of reviving interest in this part of town.

Harold hopes that the ordinance that addresses sidewalk dining will be on Council's next agenda. John explained the difficulty he's had in defining pedestrian walk space and added that it might be better to identify the walk space by a sketch, working with each restaurant on a case-by-case basis. PJ emphasized that this ordinance is for foodservice only, not for liquor. It's important not to confuse the issue. Harold encouraged Board members to attend the meeting to support this ordinance, as sidewalk dining is necessary for a vital downtown.

**AOTC ACHIEVEMENT AWARD:** Harold announced that 2004 is the 20<sup>th</sup> anniversary of the Art on the Corner program and the AOTC committee is interested in creating a lifetime-achievement award, which would cost approximately \$2,000. This money would come from the proceeds of the 2003 AOTC golf tournament, not TIF money. John Shaver added that in using discretionary funds such as this, there might always be the possibility for criticism if the award were presented as a gift. It might be better to choose a piece for public display to avoid such criticism. PJ added that the AOTC committee is considering presenting this award at the DTA's annual dinner meeting.

Scott Howard moved, with Becky Brehmer seconding the motion, to adjourn the meeting in order to move into executive session. The motion passed and at 8:21 a.m. the meeting was adjourned to executive session for the purpose of 1) discussing real estate and 2) discussing personnel—finalizing the 2003 performance evaluation for the DDA's Executive Director, Harold Staf.