

Minutes of the Regular Meeting  
of the Downtown Development Authority  
September 6, 1991

Members Present: Chairman Dan Rosenthal, Leslie Smith, J.D. Snodgrass, Mancel Page, Bill Petty, Glen Dennis, Joe Skinner, and Ed Chamberlin. Also Present: DDA Director Barbara Creasman, DDA Attorney Kathleen Killian, Secretary Mary Ann Harms.

Guests: City Clerk Neva Lockhart, Andrew Schmidt, City Intern.

Oath of Office Administered

City Clerk Neva Lockhart administered the oath of office to the following board members: Mancel Page, Dan Rosenthal, Sarah V. Smith, Joseph H. Skinner, William L. Petty.

Motion

Skinner moved the Board ratify all actions the Board took over the last year. Dennis seconded the motion which unanimously passed.

Minutes of August 2, 1991 Meeting

Minutes of the August 2, 1991 Regular meeting were unanimously approved on a motion by Page, second by Chamberlin.

Financial Report

Deferred to September 20 Workshop and Budget report.

Arts Commission Letter of Support

Chamberlin said there had been a discussion of a cultural district where a tract of land would be set aside for this use which could be in conflict with the Downtown plan. Creasman said it was her understanding there were two diverse interpretations on this issue within the Cultural Facilities Committee. Skinner said there were three scenarios at this time: 1) Downtown the Cultural Center, 2) Riverfront location, and 3) Let people do their own thing. What is heard is what is repeated over and over. Chamberlin said we must definitely write a letter pointing out the advantages to being downtown. Especially the reuse of the buildings and the DDA assistance for Art On the Corner and the Art Center.

General Goals - "public support of the arts". Creasman said we need to be more definitive and Chamberlin said we need to support the project list. Skinner said his concern is the Committee will make their report to the City and that will be it. He would like to have the City fund or obtain a part-time person for one year to infuse life into the project. Consensus of the Board is that Council not delay the Art Center while the "Master Plan" is being developed. Creasman said she will draft a letter and present it for approval at the retreat. The letter would include the support of the project list, part-time position, and a cultural plan with the proviso that projects such as the Art Center be allowed to proceed while the plan is being developed.

#### Andrew Schmidt

Mr. Schmidt was introduced to the Board. He is in the Master's in Public Administration Program and will be with the City for the next two years.

#### Art On The Corner

United Way would like to find a way to honor their major donors through Art On The Corner. Whatever would be designed or decided upon would have a target completion date of August 1992.

Chamberlin said the artists placing major bronze pieces in Art On the Corner would like to get a revolving fund established so they aren't out the casting money for a whole year. The artists would borrow the money and pay Art On The Corner back at the end of the year. Snodgrass said the first sculpture we have to take back for nonpayment will create a practical problem. Jack Kreutzer, sculptor of Song For The Moon, which is going to be purchased this year, would like some money. Petty said this case is different than being asked to front the money. Chamberlin said we owe \$1400 to Kreutzer and \$2600 to Lawyer (Stretching The Limits).

Creasman said we have had about half of our fund-raisers at this time. Snodgrass said the Finance Committee had met and approved early payment on this matter but not to set a pattern of early payment.

#### Motion

Snodgrass moved to fund an early partial payment of \$1,000 this one time and to work with the Art On The Corner Committee to standardize our agreements with the artists. Creasman said in the future we can make a good faith payment in the Fall.

Snodgrass moved to pay \$1,000 as commitment to purchase the sculpture in the name of the DDA and formulate procedures to purchase sculptures. Petty seconded. Skinner asked the motion be amended that at the time this transaction is done and the artist is paid to notify the other artist of such payment and that there is a process for payment to pursue. Snodgrass moved to accept the amendment and Petty seconded the motion as amended which unanimously passed.

Creasman said this is a year long exhibit whereas other communities have shorter periods. Smith suggested that maybe one year we have a fund-raiser to establish this type of fund for the artists.

#### Downtown Neighborhood Meeting

The City Council Downtown Neighborhood meeting is scheduled for September 10th in Hawthorne Park at 7:00 PM. Andrew Schmidt said this is an informal meeting to give the neighborhood an opportunity to meet with Council and Staff.

#### Redevelopment Committee

This committee is composed of Chamberlin, Page, Skinner and Creasman. Last discussion was regarding property assemblage and status. Progress has been slow. Possible uses of the assembled property were discussed. Inquiry into uses we think are important need to be started. If no one is interested in our vision for this property assemblage we would have time to reflect and redo our approach. Skinner said the committee recommendation is for Creasman to prepare this package, including demographics, studies, etc. and seek dialogue with developers.

Chamberlin said we should not send out the site plan and should not include Two Rivers or anything we don't control. Page said it is no secret about what we are doing. We should look for a developer locally and then contact those who have contacted us in the last year. Snodgrass said he supports the recommendation but was this packet not first to be sent to VCB, Parks Board and the City Council? Creasman said this packet would just these groups that we are proceeding. The Board felt this was a start but also wanted to know what else might be out there aside from a hotel. Chamberlin said a hotel has been the first priority for years but maybe no one is interested in pursuing it. Skinner said until a dialogue with developers is established we don't know anything.

### Motion

Snodgrass moved the Committee's recommendation for Creasman to prepare a packet including demographics, studies, etc. and seek dialogue with developers be approved and the process to proceed. Dennis seconded the motion which unanimously passed.

Creasman said the first list includes 15 developers and five hotels. The list will grow from there.

### United Bank Property

Extension on the United Bank property has been signed.

### Parking Text Amendment

City Councilman Bennett did not like reference to the DDA in the Parking Text Amendment or the DDA as a review agency. He felt this was the Community Development Department's job. Creasman said none of this was a problem providing the way businesses were affected was not changed. This item was tabled at the Wednesday meeting and Bennett objected to the Parking Management Task Force reference. Council referred this matter to the Growth Committee. Snodgrass said the deletion of reference to the DDA has not really affected anything. Creasman said the DDA has always been a review agency as are other "laundry list agencies". This was only an attempt at formalization. She recommended we support the revised text amendment as potential downtown businesses need this formalization.

### Retreat

DDA retreat is scheduled for Thursday, September 12 from 4-9 P.M. Dinner will be provided. Creasman said invitation have been sent to the City Council and Staff. There is a potential conflict with a City Council Budget meeting. Snodgrass said depending on Council attendance we will or will not have a lengthy discussion on what we are and what we do.

### Director's Report

- Met with Museum
- Avalon Study is ongoing
- UNC is looking for a place to relocate the police department. Need to have them all in one location. Alternatives will be presented before the first of the year with relocation scheduled for Spring. The most likely place is Horizon Drive but they are also looking at Jerry's Weight Room, C. D. Smith, and Valley Federal.

- We are receiving more requests for space than we have available.
- The Fox Building is for sale for \$300,000. There is 18,000 square feet in it and 2/3 is leased on the second floor. At this time the retail area is not available for lease.

Adjourn

Meeting adjourned at 9:00 A.M. on a motion by Petty, second by Snodgrass.