

DOWNTOWN DEVELOPMENT AUTHORITY MINUTES

Combined Meeting Agenda from November 6 Regular Meeting (cancelled) and November 15, 1991 Workshop Meeting

Members Present: Chairman Dan Rosenthal, J.D. Snodgrass, Bill Petty, Glen Dennis, Conner Shepherd, Joe Skinner. Also present: DDA Attorney Kathleen Killian, DDA Director Barbara Creasman, Secretary Mary Ann Harms.

Guests: Bennett Boeschstein, City Community Development Director, Pat Gormley.

Call to Order

Meeting was called to order by Chairman Rosenthal at 7:30 A.M.

Approval of October 4, 1991 Minutes

Minutes of the October 4, 1991 Regular Meeting were unanimously approved on a motion by Snodgrass, second by Petty.

September Financial Report

Creasman said the year-end deficit will be around \$12,000 and we budgeted for \$14,000. The carryover will be approximately \$35,000. TIF figures are the only potential problem and Skinner will address this issue.

Shepherd asked about a TIF ten year track record and Creasman said TIF is unpredictable. The base was established last year by Lanny Paulson from City Finance. This year the base is up 10% but TIF has been reported as down and theoretically this cannot happen - it should be proportionate. Snodgrass said he senses there is no historic pattern and there will always be variations.

Skinner said Paulson and Lappi are talking with the Assessor. Last year the Assessor agreed to look at TIF on a property by property basis. However, there is still a problem with the allocations. It was thought that in a reassessment year it would be taken from the established base and reassessed so changes don't merge. Also, just one factor should not be used on commercial, residential and industrial. Paulson wants to identify new construction.

Conner asked if the City or the DDA can structure TIF based on sales tax within the DDA District and Skinner said yes, but it is easiest with new properties. If bond council approves a sub-TIF can be established. Creasman said we can have a separate TIF district for new inclusion into the DDA District.

Museum

Rosenthal said the Museum held a meeting about three weeks ago with the reactivated citizens committee that was formed last year. As recent developments have placed the Museum in a crunch, all redevelopment plans are on the backburner and current financial problems are forefront. Farina is talking about forming a special district and the legality of the Commissioners not following the 1984 vote. The Museum is asking for letters of support addressed to the Commissioners.

Creasman said according to the County's Strategic Plan, the County will be out of all non-core and all non-mandated services within the next five years. Snodgrass asked about the various abandoned agencies forming special districts. Creasman said the State Representative are working on changing the 100,000 community population limit to form a cultural district. Groups in general will be looking at special districts. Conner said recreational districts can include cultural endeavors.

Skinner said if the County is successful in their planning, there will be a proliferation of special district duplicating administrative costs or looking to the City for ancillary services. This may mean DDA District taxes will be increased to support them. Snodgrass said the Community needs to share what wealth there is out there. Snodgrass wondered if the DDA could suggest the Council take a pro-active step to try and come up with an answer for the various funding problems before all these special interest districts are formed. Conner said conceptually there is a philosophic problem of whether to start this "visioning" process from the grass roots up or the top down.

Snogress suggested a more immediate process is needed. The City is the one governmental agency in the area where people are going to go to for funding and the City needs to undertake a process or way to deal with this in some fashion. In an effort to reach some kind of common goal or consensus, a vehicle is needed to put together individual entities in a partnership effort. Community leaders need to be convinced that human services and quality of life are important. The County may fund various projects and even if they are out of urban services they need to be part of the resolution and help to facilitate these changes through due process.

City Council/DDA Dinner

Rosenthal thanked the Council attendees and suggested this dinner be held quarterly. Skinner said the dinner was fine, but we never leave with an action plan. He suggested it might help if we work out position papers regarding Westend Development and Parking. This is a way to keep the dialogue ongoing and open. Snoggrass asked Shepherd to please convey the DDA's sincere thanks for their attendance. He added we need to try and have some results but these dinners are almost always and end in themselves. Shepherd said two meetings a year would be fine, maybe a planning meeting in June and another meeting in the fall. Creasman said she sees downtown development as part of the City's Quality of Life Committee efforts.

Dennis said he would like to see the DDA and the City get on the same page and not have a "we", "they" attitude. The City is much better off over the past ten years due to the DDA's efforts. Creasman said the planned 30th Anniversary of the Shopping Park will help highlight these efforts and promote a spirit of cooperation.

Capital Projects

The Lions Club turned down the request for them to participate in the construction of downtown restrooms. No TIF funds have yet been set aside for this project. The DDA requested \$70,000 from the City in their CIP submittal. Snodgrass said the DDA needs to reconsider its TIF Budget and see if an allocation of funds should be made to the project. Creasman said the cost of the restrooms has been estimated at a total of \$83,850 (includes tap fees and design) for a 16'x30', brick veneer, three seats/side, accessible restroom. The DDA is in the process of doing a survey of existing facilities however, it is anticipated that the outcome will show the need for at least one additional facility.

The DDA will be doing the mechanics for the coalition READI and READI will champion the cause. It was suggested a proposal be considered with the cost of the restroom divided in thirds and paid for by a coalition of the City, DDA, and private sector. Such a proposal must be submitted to the City within one week for it to be placed in the 1992 Budget.

Power Upgrade. The basic project will be bid for real figures and the additional elements as alternates. This will let us know what we can and cannot do. The sound system will need additional expertise.

Fifth Street. This needs to be worked from the Riverfront to Main and not just from Ute to Main if we wish to see it considered in the future. The DDA has been recommended as the lead agency to work with the Chamber, City, State, Riverfront and VCB to develop this project. Boeschstein said the City is working on the Lewis and Dunn property and they have been partially cleaned up. The overpass over the railroad is scheduled for work in several years. Right now the vacant convenience stores are the real eye sores.

Director's Report

Downtown Social. The Downtown Social will be in the Mercantile Building on November 19th from 5 PM to 8 PM.

Tree Lighting. Tree Lighting will be November 22nd at 6 P.M. in front of United Bank. There will be a short program.

Thirtieth Anniversary of the Shopping Park. Plan are in progress including the displays of old photos in the downtown area. Leland Schmidt wants to participate in the celebration. This would be an ideal time for an outside assessment team to evaluate the downtown under an EDA Grant or possibly a team from the Urban Land Institute. The purpose for such an evaluation is to show the strengths and weaknesses.

Adjourn

The meeting adjourned at 9:00 A.M. on a motion by Snodgrass, second by Skinner.