

DOWNTOWN DEVELOPMENT AUTHORITY MINUTES
December 6, 1991 Regular Meeting

Members Present: Chairman Dan Rosenthal, Mancel Page, Ed Chamberlin, Conner Shepherd, Bill Petty, Joe Skinner, Leslie Smith, J.D. Snodgrass.

Also Present: Barbara Creasman, Executive Director, Kathleen Killian, DDA Attorney, Mary Ann Harms, Secretary.

Call to Order

The meeting was called to order by Chairman Rosenthal at 7:30 AM.

Approval of Minutes

Minutes of the November 1, 1991 meeting were unanimously approved on motion by Petty, second by Chamberlin.

Financial Report

Creasman said there are no unusual items in the October Financial Report.

Motion

The report was accepted and approved on a motion by Chamberlin, second by Petty.

Creasman said the total DDA TIF District valuation is up. Skinner said the process with the Assessor is never simple but an attempt has been made to establish some consistency. Last year we listed the value on every property in the Downtown based on the year before plus the current year and established the base.

The DDA and the City worked to come up with the increment and established it at 2.3-2.4 Million. The Assessor said the discrepancy was due to a change by the State. The new regulations are a reversal from what was done before and the properties are now done in aggregate. Skinner said using the Assessors numbers and process the figures were 2.3 Million. The Assessor said it should be 1.7 Million. They agreed on TIF figure is 1.9 Million. We hope the process established this year will work next year.

Skinner said in order to get a figure we can live with we need to follow our properties throughout the year which should give us a method and way to establish figures. They would still be subject to reevaluation and reassessment appeals but such changes should be divided proportionately between the increment and base. The other variable is the overall mil levy.

If the mil levy increases as anticipated, the current bond issue could be paid off in six years allowing us another issue under the original 25 year limit.

Snodgrass thanked Skinner for his dedication and knowledge and the ability to work out the problems with the Assessor. Creasman said next year the process will be started earlier.

Skinner said TIF has been a real team effort and will require eternal vigilance.

Capital Projects

The City has obligated \$40,000 for the Downtown Restroom Project. A committee has been formed to review the results of the restroom survey and recommend how to pursue the objectives.

The Council did not approve any of the other DDA projects. We will go ahead and bid the power upgrade which will list project elements as alternates so we can proceed with what we can afford.

We need to revisit the 5th Street Project and review and see where we stand. We haven't heard on the EDA Project but should know by the end of January.

Connie LaLena is the new President of the Board for the Western Colorado Center For The Arts. We need to look at applying for a grant for the Art Center and it would be due January 10, 1992. Shepherd said there is \$14,000 in the Parks Plan for Arts Commission proposed projects.

Snodgrass asked about the continued resolve of the Art Center to move downtown. Creasman said LaLena is pursuing the move through normal channels but will also look at more creative methods. The Center has a potential buyer for the property at \$500,000. The announcements of the grant and the expiration of our option on the Mercantile Building will come out close. There is a certain negotiating with the state in the grant process, and we are competing statewide for these funds.

Redevelopment

We have recently received the environmental report on the United Bank property. Killian will review and one has been given to the City. The City will have Drew Reakee from the Fire Department review the report. The City is concerned about the alley being contaminated and United Bank's liability needs to be recognized on the closing documents.

Due to the utilities in the alley it couldn't be thoroughly checked. We are awaiting Dan Wilson and Killian's review and the closing is scheduled for January 10, 1992.

Golden hasn't received the final environmental test results on his property. There was no apparent leakage from the tanks and no additional digging has been done. Snodgrass asked if we can rely on this report or do we need to hire our own expert to review the results. Creasman said Golden doesn't want to proceed further until he knows the costs and the results of the tests.

Redevelopment Committee. Rosenthal asked what progress the committee has made. Skinner said we are in the process of redefining the criteria through a series of meetings with the City, Parks, and the VCB.

Snodgrass said we had previously concluded that we don't have to wait on the Golden closing to get the generic packets out. Smith said she had spoken with a motel chain attorney who told her there isn't any movement in the market at this time. Hopefully this years occupancy average will be over 65% which is high enough to stimulate interest.

Page asked if the Council is informed on the DDA objectives for the redevelopment and Shepherd said they are but updating the Quality of Life Committee or attending the Workshop to pass on information would be helpful.

Avalon Project. The Sweet Adelines want to donate \$1,000 for the Avalon at our December 20 Workshop. We are in an "as is mode" on the Avalon with \$200,000 towards the purchase and \$325,000 for the remodel. It would cost approximately \$1.2 million to extend the stage and resource utilities to expand across the alley. It appears the O & M, including a staff person, will cost between \$60,000 and \$100,000. When the final report is received a summary will be prepared for the Board. Option on the building is being pursued with Gormley.

Currently there are 984 seats with 1100 maximum. The Symphony doesn't want to pay any more for use of a facility than they are paying now, regardless of what is offered. We need to pursue the potential for use by local promoters. Snodgrass asked if there is a committee to decide if the community wants to underwrite the Symphony to support a 2,000 seat facility.

No figures for the facade improvements have been developed. It is not known what is underneath the existing one. Cost to purchase building to west is \$40,000.

It was suggested that the December 20th Workshop Meeting be held at the Avalon. A memo will be sent out.

Other

Vacancies. Snodgrass said there are a number of retail vacancies and wanted to know the prognosis. Creasman said there are two vacant 25' storefronts and occupancy in the near future is anticipated. However, the Mercantile Building, Theaters, and the Fox Building are hard to move.

Pigeons. Snodgrass said the pigeon problem is really becoming apparent. This is a problem that must be solved on an individual basis.

Vision for the Future. In conjunction with the 30th Anniversary and redevelopment a resource team from the outside could come in and give us suggestions about our strengths, weaknesses, the Riverfront, highways, etc. Page said we can do this without outside input since we have to compile the guidelines. Creasman said input from the outside is important from the perspective of others.

Redevelopment Packets. These packets can be sent out from the Redevelopment Committee (Page, Chamberlin, Skinner, Creasman) without coming back to the Board for approval.

Cultural District meeting sponsored by the Museum. An expert in cultural district development has been asked to speak on December 11th from 1:30 - 3:30 PM at the Museum.

Adjourn

The meeting adjourned at 9:10 AM.