

DOWNTOWN DEVELOPMENT AUTHORITY
Regular Meeting April 17, 1992

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

Also Present: DDA Director Barbara Creasman, Secretary Mary Ann Harms.

Guest: John Leane, County Commissioner

Call to Order

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

Approval of Minutes

Minutes of the March 6, 1992 Meeting were unanimously approved on a motion by Petty, second by Smith.

Financial Report

Revenues appear the same this month as last month. The City placed the December revenues in the January revenues which has now been corrected.

Hopefully the year end reports will be completed soon.

Motion

Financial report was unanimously approved on a motion by Smith with second by Petty.

Justice Center - John Leane

The jail and court need to be together due to security and cost and the intention has always been to move them together including the District Attorney. Alternate Sentencing, District Court, etc.

The initial Boisie Cascade site has 12 acres which was adequate for the jail and Sheriff's Office but not for the court facility, so land between Spruce and Rice has been purchased for a buffer and court expansion. No property taxes will be raised to finance these projects.

Refund from the HAC bonds of \$ 4.1 million coupled with sales tax estimates provides funding. The jail building cost is \$ 15 million and the project total is \$ 24 million. The court facility will be an 80,000 square feet, cost estimates are \$ 6-8 million. Total project cost is estimated at \$14 million. Only the site cleanup for the court facility is scheduled to begin in 1992 and court facility occupancy is anticipated in May of 1997.

The security problems in the current court house facility are not solvable. The County is required to provide space for the courts and the District Attorney.

After the above is accomplished there will be four county facilities: 1) 750 Main will be sold and the County offices will move back into the Court House 2) Road and Bridges will remain on South 9th and Fleet Management will move there 3) Social Services and 4) Judicial Complex. 750 Main and the current fleet management site will be sold and the proceeds will be used to build the court house.

A question was asked regarding the health department and Leane said eventually St. Mary's will want the land and the health department will probably move out with Social Services. An additional five acres has been acquired at the Social Services site in anticipation of expansion needs.

Skinner asked as there is currently no State mandate to build the Court House what is the State's current position? Leane said Judge Bus has been informed and it is hoped this will satisfy the State.

Leane said the jail is a good looking building and will be opening on July 1, 1992. It is hoped the Court Facility can be built locally by local people.

The County currently is facing two problems: 1) Court Facility and 2) the State of Colorado has been sued for not providing enough staff to work at social services. If the suite is lost, the State of Colorado will be required to provide 25-30 more people. Should this happen, the County will refocus from the Court facility to expanding Social Services. So far all States similarly sued have lost.

Leane presented several DDA documents from the past supporting the retention of the court facilities downtown in the form of a Resolution and Petitions. He asked the DDA for their support and public endorsement of the Court Facility project.

Support was expressed for the Board's initial position of facility placement, not financing, contractor, etc.

Leane said the County is currently trying satellite operations. If these are successful they intend to continue the service expansions of the Sheriff's Office, Treasurer, Clerk, and Assessor. The idea is that in 1997 you can go to the Court House and handle all of your County business without being sent to other facilities.

Skinner asked Leane what objections have been voiced against the building of the Court Facility and Leane said: 1) the County not borrow any more money, 2) no increase in property taxes. Leane said the court facility project would not impinge on other County capital projects. The Court Facility will be built out of excess County sales taxes. So far this year January and March have been the highest sales tax revenue producing months on record.

Updates

Museum site selection. Chamberlin has been hired as the lead architect for the project and will be working with Gensler from Denver.

Chamberlin said the building had been scaled down to 72,000 square feet from the original 82,000 square feet. Cost of the building is estimated at \$7.4 - \$11.7 million. Projected revenue for constructing the building is proposed from the cultural and scientific cultural district.

Sites currently under consideration:

1. C.D. Smith site and bus station
2. Whitman Park
3. Elks site
4. Two Riverfront sites; east of 5th Street, West of the railroad bridge at the Jarvis property
5. Confluence of Colorado and Gunnison Rivers - South of the River
6. R-5
7. La Belle Site
8. DDA Property

Rosenthal said the current ranking is 1) R-5, 2) DDA 3) Whitman Park, 4) C.D. Smith, and 5) Riverfront site. The C.D. Smith site offers a lot of square footage but additional parking must be purchased. The Riverfront site is free plus the utilities. The LaBelle's site at \$2.1 million has a lot of space. The DDA property is \$1.2 million. The museum site committee meets next week and will narrow the search to a "short list".

Creasman said Gensler is strong in urban planning. One of their people is on the Denver Partnership Board.

Chamberlin said the time line is to have a short list by May 1st and 4-6 weeks later have the final selection (July). Property owners will be contacted when the financing and site is in place.

Avalon. Gormley said the building west of the Avalon sold in December to an out-of-town owner. It was suggested that the name used should be "Avalon Theater" to clarify the project. Approximately thirty-five people attended the Avalon meeting on Tuesday and were supportive, at least to the next step.

They are investigating fund-raising and would like to use the building for special events. Right now they are looking into whether this is possible or not during the option period. Mancel said he would help on this project.

Snodgrass said the Avalon is not currently in concert with the groups involved in the cultural district. Gormley said a subsidy must come from somewhere to support the project.

Snodgrass said the Avalon is not at risk if the cultural district is not approved whereas the museum is. The museum is looking towards the cultural district replacing the mil levy. The Art Center and Symphony needs support. Dave Davis keeps adding Art On the Corner to the list of recipients from the cultural district and it is always deleted. It should receive something.

Art On The Corner. Chamberlin said it would be nice if the show could be advertised to bring in buyers. Gormley said even Aspen, Vail and Telluride would help. Chamberlin said it costs \$5,000 for an ad in Southwest Art and Sculpture Magazine. Brochure cost for this year was \$3,900 for 5,000 brochures. Creasman said if this cost could be held they can be used as mailers.

235 Main. Chen Northern has been contacted to review the environmental report. April 22 is the date set for closing.

VCB Move. The Downtown has some problem with the proposed move to Horizon Drive. Shepherd said there is already a visitor center on Horizon Drive and this would just allow for increased visibility. Snodgrass said the DDA has a responsibility to promote and develop the downtown. Smith said 7th Street and the Riverfront will bring people close to Downtown.

Watson Island. Friday, May 1 at Noon is the dedication of Watson Island.

South Seventh Street. South 7th Street looks great form Los Reyes to Watson Island. The improvements make a great difference.

R. T. Mantlo Drive. Ceremonies dedicating the circle drive to R. T. Mantlo will be held on Monday at 11:00 A.M. in front of the Lincoln Park Club House.

Adjourn

The meeting adjourned at 9:00 A.M.