

DOWNTOWN DEVELOPMENT AUTHORITY  
February 5, 1993 Board Meeting

Present: Joe Skinner, DDA Director Barbara Creasman, Bill Petty; Pat Gormley, ex-officio; Mark Hermunstad, Ed Chamberlin, Glen Dennis, Conner Shepherd and Secretary Wendy Schade.

Absent: Mancel Page, Dan Rosenthal

CALL TO ORDER

The meeting was called to order at 7:30 am.

MINUTES

Glen Dennis recommended approval of minutes. They were unanimously approved.

FINANCIAL REPORT

Final report for 1992 is expected the end of May.

DOWNTOWN PARKING ORDINANCE - Joe Skinner

As a result of parking studies completed in the early 80's, a downtown zoning ordinance was proposed. The ordinance was to help maintain a unified appearance downtown and be advantageous for pedestrians and vehicles. It would also allow construction to occur for developers. But, then, the bust came. Three years ago the city, in an effort to clear up the zoning text, eliminated the downtown zoning.

Currently, the lower height limits are still in effect. New businesses to downtown have had problems providing the required parking spaces. The DDA is trying to accommodate new businesses, making necessary parking available. A formula is currently being used, which allows one to count parking available within 500' of a business.

The most recent study shows that there is plenty of parking downtown. Larry Timm finds the interim ordinance lacking. The ordinance will now go to the Planning Commission and to City Council. The DDA Board does not want to discourage smaller developers. It does not want every case to have to be individually reviewed.

8th Street is now included in the study to clear up the discrepancy between the narrative and the map. Total parking spaces - 5,721. Two Rivers doesn't meet the parking requirements. Current use is one parking space for every 610 gross SF. The current code would be one space for every 250 SF.

The parking fund currently has \$130,000. This could be used to purchase more parking. The City and County offices do not currently provide enough parking. Parking data should be collected by the DDA. This would avoid confusion. There would only be one set of numbers. Proposal should be re-phrased. We will be going to the Planning Commission next week and to the City Council the week after.

#### Motion

Motion was made to support the new requirement - new construction in existing envelope and to continue to work with city and staff, reviewing on an impartial basis. Petty first, Hermundstad second. Unanimously approved. This was a general motion because we haven't talked to Larry yet.

#### DIRECTOR'S REPORT

Mesa County Historical Society is asking if the DDA would be a sponsor for two grants. Monies would go directly to the person or agency receiving the grant. It would not cost the DDA anything, but would simply be the government entity used for the project. One grant is for plaques on historical buildings. The second is for the Regis, which is currently for sale. Expected to get \$50-\$60,000. Would be good marketing.

168-170 applications were received last time, 70 have been funded. The definition of "private" is very broad. It includes nonprofit organizations. 51% of the grants are given to government, 49% to private.

#### Motion

Motion to adjourn regular meeting and reconvene in executive session for purpose of discussing real estate. Skinner first, Hermundstad second. Unanimously approved.

Executive Session - to discuss real estate matters.

Reconvened to Regular Session

#### Motion

Skinner - DDA should begin negotiations to bring written development proposal to Board. This proposal should address our concerns. Chamberlin second. Motion carried unanimously.

#### ADJOURNMENT

Meeting was adjourned at 9 am.