

DOWNTOWN DEVELOPMENT AUTHORITY
August 6, 1993 Board Meeting

Present: Bill Petty, Glen Dennis, Mancel Page, Jean Sewell,
Ex officio Pat Gormley, DDA Director Barbara Creasman, Secre-
tary Wendy Schade.

Absent: Joe Skinner, Mark Hermunstad, Dan Rosenthal

CALL TO ORDER

The meeting was called to order at 7:35 AM by Bill Petty.

MINUTES

Glen Dennis motioned to approve the minutes. Jean Sewell sec-
ond. They were unanimously approved.

FINANCIAL REPORT

Revenues are pretty much on schedule. Property tax recorded
is what the City has received from the County. County usually
receives tax revenues and then transfers funds to the City a
month later.

In the past, when the DDA has bought property, the property
becomes tax exempt. No forms have been necessary to fill out.
However, the County may require paperwork to be filled out in
the future.

Revenue from Enterprise Zone for Association dues is \$16,400.
However, a mistake was made in the transfer of funds back to
the Association. Financial report shows that \$18,800 has been
paid to the Association. This will be corrected before the
end of the year.

The first meeting has been held with the Assessors office to
find out what would be in the TIF, but have no numbers yet.
Another meeting is set up for next week. The 11 new
inclusions were discussed. Think we have a better format,
but still don't think people in Assessors office understand
TIF very well. Since there are new staff and a new assessor
in the Assessors office, it is hoped that it will be easier to
talk to them.

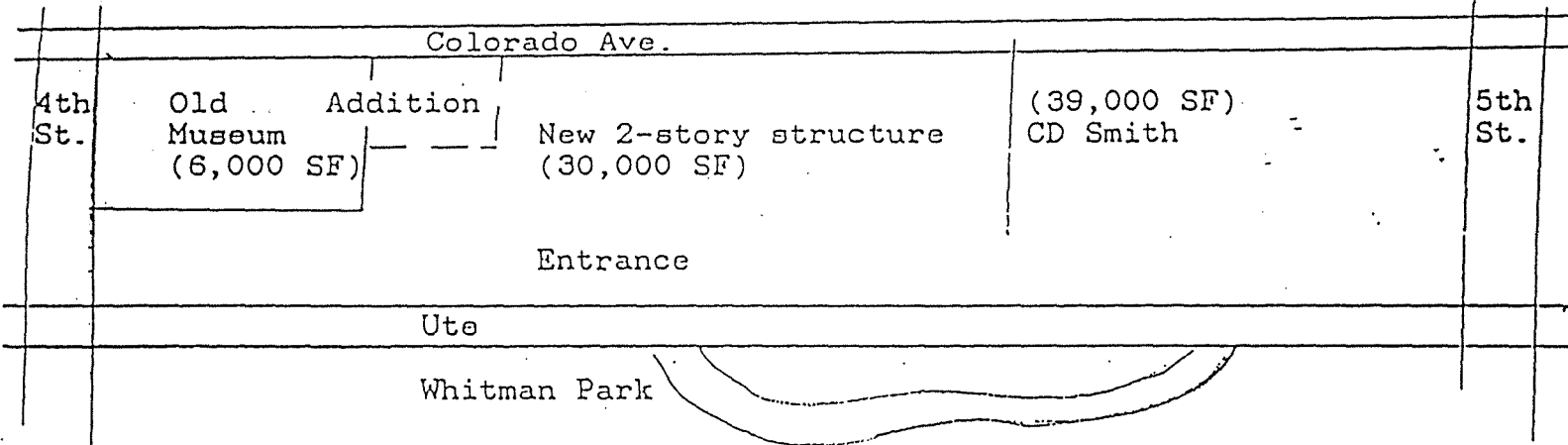
Everything that is new ought to go on TIF. Improvement values
should go on TIF. Discrepancies in calculations occur when
numbers are put in the wrong place. When monies are applied
backwards, TIF gets only a small gain.

A levy for DDA and a levy for TIF is recorded on the tax bill
and this causes confusion.

Taxes should have some type of rational calculations.

Glen Dennis made a motion to approve the Financial Report. Mancel Page second. Unanimously approved.

MUSEUM UPDATE - Richard Sims



According to City guidelines, the Museum meets the requirement of one parking space per 1000 SF in building structure. Parking spaces may be located within 500 feet of the building in any direction. However, the Museum needs to find 35-40 parking spaces, so it is not a burden to Downtown.

Underground parking is a possibility under the proposed new building. Negotiations with the Elks to rent some of their parking is a possibility. Several other alternatives for parking are available, including the bus station half-block. The City has responded favorably to underground utilities and beautification if the project moves forward. Whitman Park should be improved to offer some parking, maybe 20 spaces.

Ed Chamberlin estimates that a parking feasibility study would cost approximately \$10,000. Improvements, based on 20 spaces, would cost an additional \$50,000. This includes curbs and landscaping. DDA has submitted this to the City as 94 CIP request.

The Museum needs a drop off area for loading and unloading.

Plan 1, which includes acquisition of CD Smith and a new 30,000 SF facility to join the old Museum with CD Smith will cost \$4.5 - \$5 million.

Dino Valley would be relocated and reinvented/new context

Drop off points for school tours	EDUCATIONAL CENTER	2 story/30,000 SF for galleries	Natl History Dino exhibits	Staff entrance
	Workshop Classes Ed. staff lounge Research	Lobby Gift shop Elev to roof-- (cafe/mtg room)		

More attention will be paid to Mining, Irrigation, Anthropology, Archeology

Wouldn't have to pay to talk to Richard, go to restaurant or gift shop.

Estimated cost for Plan 2, which does not include acquisition, is \$3.1 million. This would allow for the old Museum and CD Smith building to be connected, so visitors would pay only one charge to visit the Museum but do not include whole new addition.

Estimated cost for Plan 3 is \$1.7 million. This would allow for one additional gallery at the old Museum site.

Option 4 would cost approximately \$900,00. Two separate facilities would exist. Dinosaur Valley and storage would be located in the CD Smith building. This is only an emergency option.

Acquisition of CD Smith building is currently being pursued. The old Museum is being leased for \$1/year from IDI. Plans are to ask owners if they would donate the facility to the Museum.

Museum will probably ask the City to grant 1/2 - 1 million dollars over a period of time. Initial payments could be received late fall or early spring.

Under the current agreement, there will be no more county funding after 1995. Jim Spehar says the issue should go back to the voters. Doralyn says that capital funding might be there, but is worried about Amendment 1. There is concern about having funds to carry Museum along.

The big issue to-date is how to buy CD Smith. Closing is scheduled for November 1. Currently the Museum has \$300,000 for the expansion. This will increase to \$400,00 with the closing of an estate.

CD Smith is the anchor. Without additional space, the Museum may lose its professional status.

The lease on Dino Valley costs the Museum \$2,100/month plus about that much again in utilities. Owners are very interested in extending the lease.

Current operating expenses is \$871,000. This amount will double when the Museum is in the larger facilities.

It is important to watch the vote for funding to the school district this fall. Since the Museum is an educational facility, it will be an indication of voters' willingness.

A caution has been given regarding funding. Dinamation was awarded an Impact Grant of \$270,000, but has not been able to apply it.

AVALON UPDATE - Pat Gormley

All donations are conditional.

In July, a formal presentation was given to the State Energy Impact Team in Sterling. The cost of the presentation \$2,000--\$1,500 airfare, \$500 pictures.

Jane Quimby is on the State Energy Impact Committee. Although she abstained from voting on Avalon's request for \$300,000, she was very helpful. Money for parking spaces was dismissed.

The committee voted immediately. One favored full funding, the others voted for partial. \$225,000 was granted.

Two other requests went before the Energy Impact Committee. The town of DeBeque and Fruita requested funds to extend sewer lines. DeBeque was denied.

Avalon does not qualify for Historical Preservation money, do to changes in facade.

Eight foundations have been approached. \$50,000 has been granted by local foundations. The most Boettcher Foundation will consider is 15-20% of total costs. The other foundations contacted are Johnson, El Pomar, Gates, Stan Bonfils, Schlessman, and Coors.

October 31 is the deadline for requests made to Lions Club. Some of the other foundations approached are wanting to know what the Lions Club will be doing.

To-date the Avalon has \$485,000 committed.

Budget may have to be revamped. The \$25,000 from Goodwin can be used all at once or \$5,000/year for operating and maintenance.

Would like to do mechanical renovations first--air, heat, remodeling of restrooms in basement.

Haining and B & B Electric have generously donated time and material to the Avalon.

Barbara and Allison Sarmo did a great job with grant request and working with city. The format of the request was directly responsibly for its survival.

Facade renovation has not been figured into remodeling costs. Would like to sell bricks for \$10 each.

The \$100,000 given by the City is the first real funding of cultural activities by the city. Need to be very careful that it works well.

DOWNTOWN HOUSING EFFORT

Discussion on DHE was deferred.

DIRECTOR'S REPORT

There will soon be two vacancies on the DDA Board. Those interested in applying, need to get their letters in. Bruce Hill, Superior Alarm; and Dale Cole, Cole & Company Realty; have expressed an interest. Would like to get a retailer on the board. City Council will interview those interested in being on the board.

The AOTC Golf Tournament is coming up. Entry forms need to be submitted. Would like to have a DDA team.

The city budget process is beginning.

EXECUTIVE SESSION

Ed Chamberlin made a motion to go into Executive Session. Jean Sewell second.

ADJOURNMENT

Glen Dennis made a motion to adjourn. Jean Sewell second. Meeting was adjourned at 9 AM.