

DOWNTOWN DEVELOPMENT AUTHORITY  
September 3, 1993 Board Meeting

Present: Bill Petty, Glen Dennis, Mancel Page, Jean Sewell, Joe Skinner, Ed Chamberlin, Mark Hermundstad, City Council Representative Dan Rosenthal, Ex officio Pat Gormley, DDA Counsel Kathleen Killian, DDA Director Barbara Creasman, Secretary Wendy Schade.

CALL TO ORDER

The meeting was called to order at 7:30 AM by Joe Skinner.

MINUTES

The minutes of August 6 were unanimously approved.

FINANCIAL REPORT

Initial information on assessed value has been received. The total value 1992-93 has gone up, the base decreased but the TIF increased. The percentage of TIF to base has grown slightly.

The Assessor's office has provided the DDA with a list of properties that are included in the TIF, but we do not have info on DDA properties outside the TIF district.

September/October is the time for the budget process.

There are sufficient funds available to cover TIF debt service.

Several expenditures are already at 100% or greater of budget allotment. Expense for liability insurance is listed at 196%. The DDA has no control of charges for audits and insurance. The City tells DDA how much needs to be allotted for these expenditures. There should not be such a discrepancy. Randy Booth, Finance Department, will be checking into this.

Publications are annual fees which are usually paid the first half of the year. The Downtown Association will be reimbursing the DDA for their share of printing costs. Expenditures for Downtown Interchange are higher than anticipated because of additional dinner meetings. There is no expenditure for lease on copier since the lease has been paid in full. Only a monthly charge is incurred for maintenance on the machine.

Bill Petty made a motion to approve the financial report. Jean Sewell second. Unanimously approved.

### FALL PLANNING SESSION

Last year there were two meetings; City Council members were invited to the second one.

It was decided that this year there would only be one Fall Planning Session. Preliminary work will be done at the September Workshop, September 17. This will include review of TIF and Plan of Development.

The Plan of Development was done some time ago, but it is still viable. It is important to have a current plan so problems do not arise similar to the Airport discussions.

It is important the City Council is kept abreast of DDA's Plan of Development so there are no misconceptions.

September 22 was chosen as the tentative date for Fall Planning Session with City Council.

### NEW BOARD MEMBERS

There are two openings--Glen Dennis' term is expiring; Dan Rosenthal's election to City Council created the second opening. Glen agreed to place his name for nomination along with Bruce Hill, Superior Alarm; and Dale Cole, Cole & Company Realty.

City Council has begun to interview the candidates for most Board positions. However, we have not been informed if these candidates will be interviewed. Bill Petty made a motion to recommend Glen for reelection. Jean second. It was unanimously approved.

Dale Cole did not submit a resume, but it is not a requirement. Although nothing negative has been said about Dale, he is not well known outside of the real estate industry and is not active in community projects.

Bruce Hill, former President of the Kiwanis, has displayed leadership ability in the community and is interested in Downtown. The consensus is that Bruce is easy to work with and likeable. Since there is a need to have someone in small business on the Board, Bill recommended Bruce for the other vacancy on the DDA Board. Jean second. Unanimously approved.

### COMMITTEE APPOINTMENTS

Bill Petty and Jean Sewell have been appointed to Finance; Mark Hermundstad, the Museum liaison.

Appointment to the Downtown Housing Effort was discussed. The committee should consist of two representatives from the DDA Board and two from Downtown Housing Authority. Both directors also sit on this committee. Joe Skinner and Glen Dennis are currently on the Downtown Housing Effort committee.

Meetings of the Downtown Housing Effort are held about every two months. Needs to meet at least quarterly. Since nobody volunteered for this position, it was suggested that Bruce Hill might serve on the committee.

There is \$130,000 in the Downtown Housing fund. These are revenues received from loans. Although the loans have a 10 year term, they are renewable. Loans are only due when the owner dies, sells, or refinances. The funds available can fill a gap in the community, but do not have to be spent.

We also need a representative on the Housing Task Force. Barbara will go to the first meeting on Tuesday. Jean suggested we talk to Dale Cole about the position.

Ed Chamberlin agreed to be the South Downtown liaison. Responsibility includes the Riverfront trails and open spaces and all the area north to the DDA district.

#### FOLLOW UP DISCUSSIONS ON MARK RELPH'S PRESENTATION

Priorities for Public Works are set from the perspective of traffic and civil engineers, who are mostly concerned about getting traffic through an area rather than offering opportunities for motorists to get off. Sometimes engineers overlook roads, alleys and right of ways, and how they are supposed to service businesses. Communities should not be isolated, but rather interconnected.

Grand Avenue, between 1st and 7th Street, is a high accident area, especially the corner of 7th and Grand. City Council is applying a lot of pressure to correct this situation. Mark Relph is open to discussion. Would like to have Mark return for October meeting, primarily to discuss the planning process for these types of projects.

Discussions concerning this critical area should have started two years ago with the public and the DDA. Too often a plan is developed before additional input is requested and then, many times, it is too late.

## DIRECTOR'S REPORT

### Avalon

As of August 25, 154 seats were sold and total revenues for "Buy-A-Seat" and "Friends of the Avalon" were \$21,830. To date, 200 seats have probably been sold; over 400 seats remain to be sold (pledges have not been counted). Rotarians have purchased 21 seats. The Rotary Club will match 10 seats.

Deadline for applying for funding from the Lions is October 31. Most funding decisions are made October through December. Request should go to the President, Vice President, and the Community Betterment Committee.

Donations from organizations such as the Rotary and the Lions demonstrate local support. This is an important factor in generating revenue from other foundations.

### Garage behind Jerry's Weight Room

Removal of this garage, which used to be a car wash, is a necessity. It is very visible and the doors are not able to be kept shut. Have not been able to get any bids because contractors are so busy.

Since Partners is using Jerry's Weight Room, perhaps they could remove the garage and the DDA make a donation to their organization.

## EXECUTIVE SESSION

Bill made a motion to enter Executive Session. Mark second.

## ADJOURNMENT

Meeting was adjourned at 8:50 AM.