

DOWNTOWN DEVELOPMENT AUTHORITY  
January 7, 1994 Board Meeting (1994)

Present: Joe Skinner, Glen Dennis, Bruce Hill, Mark Hermundstad, Bill Petty, DDA Counsel Kathleen Killian, Ex Officio Pat Gormley, Council Member Ron Maupin; Mark Relph, City Public Works; DDA Director Barbara Creasman.

Absent: Mancel Page, Ed Chamberlin, Jean Sewell, City Council Representative Dan Rosenthal,

CALL TO ORDER

The meeting was called to order at 7:35 AM by Chairman Joe Skinner.

MINUTES

The minutes of December 3 were approved.

FINANCIAL REPORT

The Financial Report was deferred to January's workshop meeting.

EZ ADMINISTRATIVE FEES

Barbara presented background information on other Enterprise Zones in Colorado. Our policy has been to charge 5%. However, there have been exceptions or modifications.

At this time, there are sixteen zones, with the majority charging an administrative fee from 2% to 5%, with 5% by far the favorite. Some zones have used caps but are not sure they are working well. No zones currently charge and administrative fee for business certification but several are considering initiating a nominal charge. The law is silent on this issue and the Department of Revenue has indicated that administrative fees are considered appropriate.

For enterprise zone contributions, it should be noted that donations that go directly to the project do not qualify for the 50% state tax credit. Donations must be made to the zone administrator. Taxpayers may receive the state or federal deduction if the organization qualifies under the appropriate tax status. Neither MCEDC or the Western Colorado Business Development Corp., as an example, qualify as a charitable organization, but for many donors, their contribution qualifies as a business expense. Using the enterprise zone should be very beneficial to anyone with a tax liability.

After reviewing this issue, the Finance Committee is recommending that the Board adopt the following sliding scale for administrative fees:

Contributions from;	\$1 - 100,000	5%
	\$100,000 - \$300,000	3%
	Over \$300,000	2%

There will be several projects that may be able to use the enterprise zone contribution including: MCEDC, the Museum, Avalon, Downtown Association, Resource Center, Western Colorado Business Development Corp., the Chamber and others.

MCEDC and the Resource Center currently have letters out to potential donors. It is not anticipated that most of these organizations will receive contributions in excess of \$100,000. The two exceptions are MCEDC and the Museum. MCEDC intends to raise \$1.5 million over five years and the Museum close to \$6 million. Not all of these funds will flow through the enterprise zone. At this time, MCEDC is estimating \$200,000 (total of one million) per year and the Museum \$300,000-\$500,000 annually (total of \$3 million over five years).

On a motion by Petty and second by Hermundstad, the proposed policy and schedule of fees were approved.

#### RATIFICATION OF OPTION ON C.D. SMITH TO THE ENTERPRISE ZONE

Barbara reported that to facilitate the purchase of the C.D. Smith property by the Museum and insure that Sterling Smith and the C.D. Smith Company receive appropriate tax credits, the Enterprise Zone accepted an option on the property and assigned this option to the Museum in accordance with state Enterprise Zone policy.

On a motion by Petty and a second by Hermundstad, the Board ratified this action.

#### SIGNAGE/5TH STREET VIADUCT/GRAND AVENUE - MARK RELPH

Mark Relph, City Public Works, attended the meeting to update the DDA on the Signage Program, 5th Street Viaduct reconstruction, and Grand Avenue reconstruction.

#### **Signage**

Certain compromises have been reached with CDOT. Signs will have to be the accepted brown color. However, the city logo on top can have its own colors. The State has agreed to the locations providing for directional, lead in signs. Only City owned facilities can be included. We hope to have a committee meeting in the next few weeks, present the modifications to City Council, and get signs up this spring.

## 5th Street Viaduct

We have been unsuccessful getting the State to extend the project to Pitkin or Ute. Need to keep talking to them and expressing the importance of the project functionally for the Downtown area and the need to include amenities. Project construction has been put off until 1996. DDA will write a letter to Rich Persky, CDOT, and invite him to an upcoming meeting.

## Grand Avenue Reconstruction

Mark presented a sketch of the area from 1st to 7th on Grand. The goals of this project are to:

- Widen the driving lanes from 9 feet to 12 feet, overall 44' to 58'. Five lanes will remain--two on each side and a center turn lane.
- Improve the crown and pavement conditions.

In order to achieve the needed width per lane, right of way will have to be taken from the south side of the existing boundary.

Serpentining of the sidewalk was suggested to replace any loss of landscaping. It is important to maintain and enhance the feel of the street as a boulevard that efficiently and effectively moves traffic but does not become a "highway". It was questioned if a kiosk or pocket park could be located somewhere. May be opportunities for sculptures. Turning opportunities and signage need to be enhanced. The 4th and 7th Street intersections were identified as key "entrance" areas to the Downtown area. Need to work with Colorado National Bank on the 4th Street entrance. There may be other opportunities with the library. There was discussion about the 7th Street intersection and how to achieve a left turn lane on the north side in a way that is acceptable to the Historic District property owners. Maybe if the center island was continued south into the next block (Grand to White), it would help facilitate removal of a portion of the center island on the north.

Connecting improvements from Grand to Pitkin is a future project.

## OTHER

Open Meeting Laws - The DDA has used the bulletin board at City Hall as the officially designated posting place for meeting notices. As a public entity, there must be an annual designation. The Board agreed to continue this as our official designated place of notice.

Bruce Hill suggested it was taking too long for Partners to clean up the demolition at Jerry's Weight Room. We will encourage them to get it finished.

Barbara asked if the Board wants to rent Plump & Luscious. We have had some inquiries. It was decided that it should be demolished, not rented. Barbara will check with the City and see if we can gain any savings if the work is done at the same time as the LaCourt office is demolished.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 9:05 AM.