

DOWNTOWN DEVELOPMENT AUTHORITY
OCTOBER 7, 1994

Present: Mark Hermundstad, Jean Sewell, Pat Gormley, Chris Launer, Karen Hayashi, Bruce Hill, Glen Dennis, City Council Representative Linda Afman, Legal Council Kathleen Killian, DDA Director Barbara Creasman, DDA Secretary Wendy Schade

Also present: Ed Chamberlin, Chamberlin Architects; Mike Serra, Facilities Manager for Mesa County

Absent: Bill Petty, Jack Kammerer, Downtown Association

CALL TO ORDER

Chairman Mark Hermundstad called the meeting to order at 7:38 a.m.

MINUTES

Jean made a motion to approve the minutes of September 2 and also the minutes from the Fall Planning Session on September 15. Second, Pat Gormley. Approved.

FINANCIAL REPORT

Although most revenue is on schedule, DDA will be behind at the end of the year on total amount budgeted on tax revenue because of adjustments in values.

Total administrative revenue has increased due to contract with the Arts Commission. However, this additional \$200 per month will probably not be seen after the move.

Jean made a motion to approve the report. Glen second. Approved.

RESOLUTION AUTHORIZING DDA 5 MIL LEVY

DDA currently receives a 5 mil levy from those properties located within the DDA boundaries. The maximum revenue that can currently be generated is \$64,000. However, due to appeals, it will probably decrease to \$60,000.

The mil levy is a major revenue source for the DDA and is currently at the maximum rate allowed. Six years ago, the rate was 3.62. Mil levy increased to 5 mils during that year when properties were being reassessed. No additional revenue was generated and because of a shift in values, less revenue was actually received.

Mark Hermundstad read the resolution. Bruce made a motion to approve, Jean second. Approved. The original will be sent to Stephanie Nye, City Clerk, with Mark's signature.

REVIEW OF DDA BOUNDARIES - Barbara Creasman

The goal of the DDA is to extend their boundaries south of the river, north to include the north side of Grand and east to 10/11th, consistent with business growth.

Elizabeth Harris has stated that the Botanical Society would like to present an update to the DDA Board. She has also expressed interest in coming into the DDA boundaries.

Three properties have submitted petitions to be included in the DDA. Pat made a motion to approve the following three properties for inclusion: Depot, LaCroix, and Meacham. Jean second. Approved. This action will probably not go to City Council until January or February when more properties will have received DDA Board approval.

In order to amend the Plan of Development, a resolution is passed by the DDA Board and forwarded to the City Planning Commission and then to City Council.

The original Plan of Development set the boundaries for both the DDA and TIF. Many south properties included later are not in the TIF. Tax exempt properties can be in DDA and TIF district. When the Plan of Development is amended, DDA would like to have the same boundaries for both. Barbara would like DDA Board to agree to head towards amending the Plan the beginning of the year.

If a separate TIF district is set up, it would be necessary to go back to the voters and the school district.

Pat mentioned that a map was created in 1980 which identified property owners of DDA properties.

Bruce suggested that a handout be created listing the advantages of being in the DDA. Board members could help with targeted properties. Linda thought this information should be published in the newsletter. Perhaps this can be discussed further at a workshop - how to target people more effectively.

Barbara hopes that City Public Works will be able to update the DDA boundary map. It was the consensus of the Board to move forward on inclusions.

Linda noted that she has a direct line to the Assessor's office and has made this service available to Barbara.

COUNTY CAPITAL PLAN - Mike Serra

The Capital Improvements Program covers a six year period and is the County's attempt to do long range planning in five areas. Total budget is about \$34 million. This would increase if small capital improvements were added to the program.

- About \$25 million is designated for roads, several bridges, corridor improvements, etc.
- Landfill - \$1.5 million.
- \$400,000 for safety - includes the cost of an airplane to transport prisoners.
- Information management promotes automation, E-mail. Memos are too time-consuming and wastes paper.
- Facilities management - major repair and maintenance, environmental concerns - \$2.3 million.

County would like to combine some road and bridge facilities. Budget talks begin in earnest in October, and hopefully the budget will be adopted in December.

County would like to combine more services at 655 Ute, where complete remediation has been completed - all mill tailings have been removed. However, reconstruction would cost \$2 million and would not serve the needs of the community. It is an old building, which contains asbestos, lead paint, etc. A new facility would cost \$2.8 million. Another alternative is City ownership of these properties. City and County are currently negotiating.

County would like to move the election department from the Courthouse. It should not be necessary for people to have to pass through security check points.

Mike will give Barbara a copy of the map, which shows government ownership of buildings downtown.

The County's efforts to give the State responsibility for the courts is quickly moving to the Supreme Court. This issue should be resolved early 1995. But until then, the County can't make any major decisions.

The lease for Tri-River Extension and Motor Vehicle at 619 Main expires February 1995. An extension will be given for an additional 6 months. The anticipated move in August 1995 will make prime 1st floor retail space available, along with the parking behind it. At that time DDA will probably recommend that the City purchase those four parking lots.

Barbara would like to put a sculpture at County Courthouse. Mike will be glad to help.

DIRECTORS REPORT

Cultural District

Downtown Association and City Council have already voted to support the cultural district. Bruce Benge and Steve Jennings are coordinating an effort to have 20-25 retailers go out and solicit other retailers.

Pat made a motion that DDA officially and aggressively support the Cultural District Referendum 1A. Jean second. Approved.

Parking

It has been recommended that some long-range parking be changed to two hours at 600 Road. Also, the First Presbyterian Church building is now under private ownership. Therefore, there is a need to change this parking. The Board discussed that this change will primarily affect downtown employees but will free up parking for clients/customers. It was the conclusion of the Board that we should move forward with the change because customer/client parking is the priority for close in parking.

Mark Hermundstad asked Linda if Council needed to be involved. Linda said no, City Council does not want to micro manage these issues. Barbara said that in the past, she has discussed with the DDA Board, Association, adjacent property owners and then Larry Gavin to make changes.

5th Street

City Council approved submitting a block grant to connect the 5th Street viaduct to Grand Avenue. This action allows the City to have a better chance of receiving a state grant. \$1.4 million is budgeted for this section of the project, Ute to Grand. The City agreed to budget an additional \$200,000 to complete this project and is asking the State for \$500,000. It was decided to ask for a large amount and then not make any additional requests for a year. In the long-run, this strategy is cheaper and easier to do than piecemeal.

Land Use Committee

City has asked that somebody from the DDA be on this committee. The County will probably ask likewise.

Linda noted that Bruce was willing to serve on this committee. Barbara had already spoken to Mark. Barbara will speak with Bruce and Larry Timm.

Barbara hopes that Keith Fife, County Planning, will be able to attend the October workshop to bring us up to date on the County's land use planning. It is anticipated that the DDA will need a representative on the County's Task Force.

Avalon

The Avalon closed September 30 and is already raising funds for the Phase III remodel. The state grant application for facade renovation, Phase II, is being reviewed this Thursday. An answer should be given in November. Avalon Board will re-submit if application is denied.

Annual Meeting with City Council

City Council has requested that this dinner meeting be held off until December or January due to a heavy work load.

ADJOURNMENT

Pat made a motion to adjourn. Mark second. Approved.