

DOWNTOWN DEVELOPMENT AUTHORITY
NOVEMBER 4, 1994

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

Also present: Ed Chamberlin, Chamberlin Architects; Jon Schler, Elizabeth Harris, Botanical Society

Absent: Bill Petty, Jack Kammerer, Downtown Association, Legal Counsel Kathleen Killian

CALL TO ORDER

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

MINUTES

Glen made a motion to approve the minutes of October 7. Chris second. Approved.

FINANCIAL REPORT

Deferred until next meeting.

COMMITTEE APPOINTMENTS

Growth/Land Use

Information was included in packets regarding city steering committee on land use. The DDA needs to be represented. City Council appointed Bruce, but he does not have enough time to devote to this. The next meeting is at Two Rivers on November 10.

Responsibilities include:

- Attending approximately nine meetings. Next meeting is November 10, 7:00 - 9:00 p.m. All meetings are not yet scheduled.
- Compiling information received from the general public and making recommendations to consultants on land use.

Linda felt it would be beneficial for the representative to be a merchant who lives in the city. Board members who live in the City are Mark, Jean, Pat, Karen and Bruce. Karen and Bruce are already serving on the Park Task Force.

- Jean doesn't have the time.
- Chris was willing to help, but it not a retailer and does not live in the city.

- Glen is a retailer, but does not live in the city. He would be willing to assist, but feels Pat or Jean would be better suited.
- Pat agreed to accept the position, having connections with thirteen retailers. Glen agreed to be the alternate. It was the consensus of the Board to appoint Pat, with Glen as alternate.

Since City Council appoints the steering committee, Barbara will submit the names to Larry Timm. Barbara will give copies of pertinent information to Pat and Glen.

Also, someone is needed to attend a focus group session who is not a representative on the steering committee. The only obligation is attending one meeting on Wednesday, November 9th from 9 a.m. - noon. A packet explains what the focus groups will do. The purpose is to get people with similar interests to talk about their segment of the community. Mark Hermundstad asked Linda if the representative needs to live in the City. Linda said it was not necessary. Chris volunteered. This is the business focus group.

Other focus groups include: Real Estate Development, Service Providers, and Government Agencies.

Linda noted that county and city staff are working beautifully together.

When Keith Fife was at the DDA meeting discussing county land use, the county wanted representation from DDA. However, the commissioners decided not to appoint a DDA rep. The steering committee that was appointed has 31 entities, most of which already have individuals named.

The task force would always meet after the smaller meetings. Pat noted that the DDA is not a sub area.

Barbara talked with Jim Spehar, who mentioned that many people wanted to be on the committee. Tom Volkman, Chairman of the City Planning Commission, is on the County Steering Committee and needs to be aware of the DDA Plan of Development. There might be other people on this list that we should talk to. Barbara would like somebody to go to overview the sessions and keep track of the process and ensure our input.

What happens in the County's urban area, around the City, is very important to the DDA. Pat suggested we appoint a representative on an ad hoc basis. Chris is willing to follow this process. Karen will assist, if necessary.

City Planning Staff will be involved and will bring information to City Council. Barbara will coordinate with Chris and Karen.

Historic Preservation

Need DDA representative, either a board member or Barbara. Does not have to be an expert in architecture or history. Pat volunteered; Barbara will be alternate. City Council has to approve. Until the board is activated, City Council can make decisions.

DIRECTOR'S REPORT

The Historian

Barbara distributed the first publication of The Historian. This small newspaper includes information on many communities in the Grand Valley.

Parking

The Maintenance Committee meeting was held on Wednesday, November 2nd. Mark Relph stated that two hour parking at 3rd & Main was approved. A notice of this change will be posted. Time restrictions will be changed on meters in the public lot at 600 Rood and in front of the Presbyterian Church.

The Presbyterian Church at 6th & White has angle parking. Because the backs of cars almost protrudes into the street, parallel parking might be more advantageous. Mark Relph and Barbara will review.

City Council approved funding of the parking model developed by Ed del Duca. Larry will get in touch with us about proceeding.

In the past, there has not been a parking district but rather a parking authority with the area covering the basic DDA boundaries. If there is a revenue stream, a bond issue based on that revenue stream may be instituted by the City. The last bonds were paid off three years ago.

Mesa Developmental Services is interested in coming into the DDA and has signed the petition. They have no tax liability, but would like to take advantage of Enterprise Zone contribution credits. Two other properties must be added before the Resource Center can be included. The Board of Realtors is one of those links. Junction Country Inn is next to the Board of Realtors and would make the connection to MDS.

RESOURCE CENTER - CAPITAL PROJECT - Janet Cameron

The Resource Center, located at 1129 Colorado Avenue, was built in 1910. It is structurally sound but has some major problems. The roof leaks because of extensive problems, but a church group has budgeted money to make the necessary repairs. Other problems include pipes which are almost corroded shut, cooling, and handicap accessibility.

As the former St. Mary's Hospital, this building adequately houses 15 nonprofit organizations. It provides shared secretarial services and easy access for families who need to use more than one service.

The Resource Center has kicked off its capital campaign. Plans are to acquire another building for the domestic violence project and the property next door for expansion and parking. Janet distributed literature which summarizes services offered and describes the entire campaign.

This fall, the DDA recommended that the Resource Center be placed on the city list of historic buildings. The designation was made by City Council and now the Center would like the DDA to sponsor a mini-grant from the State Historical Fund.

Although the Resource Center qualifies for Enterprise Zone credits, their new shelter is one block outside of the boundaries. They will work to get this building included.

Application has been submitted by the Resource Center for \$282,000 in block grant money. This is the same state money that is being sought for the 5th Street project. This grant involves a different pot of money than what is used for feasibility studies. The Resource Center's goal is to raise \$700,000 and will begin its community campaign on Monday.

Applications will be ranked by priority by County Commissioners.

HISTORICAL SOCIETY GRANT

The Resource Center is seeking DDA sponsorship of a mini-grant to assist with the physical feasibility analysis of the center. Grants are due December 1. There was some discussion about this grant competing with the City's 5th Street Project. Linda noted that the City agreed not to request additional funds if awarded the \$500,000 CDBG for 5th Street. Barbara explained that this mini-grant is from the Historical Society and is not directly related to the CDBG application. The Resource Center also applied for block grant funds, with the County as the sponsor. These two grants will be in direct competition but will also compete on a statewide basis. The Feasibility Study is important, so mistakes are not made. The DDA's responsibility would be similar to that of the Avalon Facade Feasibility. Although not much paperwork is involved, DDA staff will be responsible for disbursement of funds. The Resource Center staff has expertise in grant management and will be of great assistance. Barbara feels the DDA should support this grant and be the sponsor.

Jean made a motion for DDA to be the sponsor for the Resource Center. Pat second. Approved.

RATIFICATION HISTORICAL SOCIETY GRANT - DEPOT

At a past workshop meeting, DDA agreed to sign the grant contract pending approval from Kathleen Killian. The DDA's chief responsibility is to insure that funds are handled properly. Since the Depot is a private entity, DDA will receive vouchers submitted from the project manager and pay bills. No money will go directly to Jim Leany.

As project manager and architect, Ed Chamberlin will approve bills from contractors. The DDA will act as the pass-through for funds from the State and will make payments based on certified expenses from Ed.

Although DDA involvement in the Depot grant will take more time than the Resource Center, it will not be as time consuming as the Avalon because DDA is staff for the Avalon. Barbara stated that this is a major project for downtown that the DDA should participate in. Pat made a motion to ratify the Historical Society Grant. Jean second. Approved.

BOTANICAL SOCIETY - Jon Schler and Elizabeth Harris

Jon has worked with the Botanical Society for several years. The Society has made application to City Planning for Phase I. Public hearings will be held soon. The Botanical Society leased 12.3 acres (at the end of 7th Street) from the City for \$1/year in July. The City agreed to maintain the parking lot.

Jon distributed a set of maps, which included two adjacent sights that have not yet been acquired. If acquisition proves unsuccessful, plans will be made to work around these properties. The map identifies the green house facility, walking trails, wetlands, the butterfly facility, and offices. Restrooms will be accessible from the bike trail. The compost area will show people how to make their own. A rotunda, beautiful fountain, and 20 foot sculpture are also planned. It is hoped that there will also be a first class library.

The Botanical Society has \$250,000 for this project. The City has offered a \$25,000 challenge grant. Another grant has been submitted to the Energy Office. The second phase of the project will include expanding the gardening areas and facility. The irrigation system will pump into the Colorado River.

Dike construction has already begun. Once completed, property to the north will be out of the flood plane.

The balance in checking is \$72,656. The Botanical Society has received the first payment of \$25,200 from the Lions Club. Another \$75,000 has been promised, but is to be used only for the Green House and Butterfly Building. Other funding includes: Scotland Foundation \$24,800, Tire Trust \$10,400, Bacon Foundation \$5,000, and \$30,000 from lottery (restricted to Green House).

Appraisal of facilities is approximately \$180,000.

OTHER

Linda noted that the Arts Commission asked the DDA to endorse painting the back of Downtown stores. City Council does not want to get involved in financing this endeavor. Barbara mentioned that this issue had already been discussed by the Downtown Association. Since this is personal property, each owner must be contacted for approval. This idea received mixed reviews at the Association meeting. Merchants should maintain the back of their buildings.

ADJOURNMENT

Pat made a motion to adjourn. Jean second. Meeting was adjourned at 9:09 a.m.