

DOWNTOWN DEVELOPMENT AUTHORITY  
DECEMBER 2, 1994

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

Absent: Chris Launer, Glen Dennis, Jack Kammerer, Downtown Association

CALL TO ORDER

The meeting was called to order by Mark Hermundstad at 7:34 a.m.

MINUTES

Jean made a motion to approve the minutes of December 4. Pat second. Approved.

FINANCIAL REPORT

All revenues and expenditures are on target. Property tax is a little ahead. Have received \$61,900 of the \$62,000 budgeted. \$16,900 budgeted for TIF has not been added in. Will give preliminary end of the year report in January.

Administrative revenues consist of:

- Association has been paying \$10,000 per year to the DDA since 1989. \$2500 of the \$10,000 paid this year is from 1993. Balance due for 1994 is \$2500. Balance due from previous years is \$6500.

The Association also owes DDA \$3,500 for printing in 1993. The Association had hoped to contract with a printer in 1994 using Enterprise Zone credits and thus be able to compensate for their outstanding bill.

- \$900 from the Arts Commission.

Rent is received at \$200 per month from Partners, plus three houses and parking lot in the 600 block of Colorado.

There were no other questions.

## TIF

A memo from Mark Achen dated October 28, 1994, regarding TIF proceeds for administrative charges, was distributed to board members. Achen recommended City Council accept DDA proposal that up to 10% of TIF proceeds be used for administration of TIF projects. City Council accepted this recommendation at a November budget meeting.

Barbara noted that the full recommendation was on the last page of the memo and that she and Mark Hermundstad were sent a draft by Achen for review and did concur. Barbara will meet with Kathleen regarding a memo for the file that outlines legal parameters. Barbara has received an opinion from Joe Skinner, original DDA counsel, Mike Johnson, Kutak Rock, Denver Bond Counsel. A report will include opinions, site statues, and list background.

Linda Afman stated that City Council is interested in seeing a 10 Year Capital Plan. DDA will work with city staff. DDA can supply Mark and City Council with a draft of General 10 Year Plan.

## OFFICE SPACE RELOCATION

Barbara is working to provide space in the C.D. Smith building for the DDA, as well as other associated entities. The first phase is a temporary plan enabling DDA, Avalon, the Arts Commission, and Riverfront to move into existing space. The cost to move into this space should be less than \$10,000. This includes minor repairs, painting, carpeting, and other miscellaneous moving costs. Barbara called all Council members, except Reford Theobald whom Ron Maupin contacted. (Did not connect with Linda but did leave a message and she is on board and in attendance.)

Bill Bessinger's vote was a maybe plus. The consensus of City Council members was to move forward, after Barbara talked to Achen. Mark has signature authority for up to \$10,000. If additional groups move into the building, remodel will cost approximately \$50,000. Any walls built can be used by the Museum in the future. Council will have the opportunity to review this plan, and make a decision after we have a chance to work on further details.

Other groups that may be added include the Botanical Society, Museum Development Officer, and Historical Society. Also, we would like to provide tourist information and have additional work stations that would not be assigned to any particular group, but could be used by volunteers.

Richard Sims, Museum, agrees that it is much better to have the C.D. Smith Building occupied.

## AVALON UPDATE

DDA anticipates needing additional staff time, maybe halftime. After the first of the year Barbara will pursue a contract with the Avalon and review staffing needs and budget impact with the Finance Committee. To date, the only compensation from the Avalon is the 5% from Enterprise Zone Contributions.

Facade renovation will be done when the weather is warmer. Completion of Phase I & II should be done by August. Energy Impact contract is through the end of '95.

Pat expressed concern that expenditure for frills would not be done until later, after necessary work is completed. Managing construction, to ensure this happens, will be very important.

The Avalon is pursuing renting space from the building directly west of the Avalon for the next couple of years at a cost of \$400/month, plus utilities. This space would be used for dressing rooms and staging. It was hoped that owner would be willing to sell this property, however at this time, no negotiations are able to be worked out. Barbara has sent a memo to Mark Achen requesting \$20,000 per year in City funds for Avalon operations to start in 1995.

Contract with Chamberlin Architects - Kathleen has approved the standard AIA contract with Chamberlin Architects. Bill made a motion to approve this contract. Jean second. Approved.

Avalon is working on Phase III and has sent out over 2500 "Avalon Updates". Several foundations have received requests for \$50,000 each. This includes the Lions Club.

The Avalon will ask the County for \$100,000 in capital money, since they do not want ongoing liability.

Art On The Corner - Ron Mack, from the Trophy Case, would like to do a T-shirt of the Buffalo and would donate a portion of proceeds to Art On The Corner. The artist, Lou Wille, was contacted by Ed Chamberlin and is in favor of this, but we should still get a written release from the artist.

## PETITION FOR INCLUSION

Board of Realtors, 851 Grand Avenue

Received signed petition and paid Association membership dues.

Mesa Developmental Services, 950 Grand Avenue

Have also signed petition. There is only one property in between - Junction Country Inn. They have indicated they are willing to sign.

Pat moved to accept the Board of Realtors. Jean second. Approved.

Bill moved to conditionally accept the signed petition from MDS, subject to getting the adjacent property included. Jean second. Approved.

Resource Center, 1129 Colorado, is in the Enterprise Zone, but a couple of blocks away from DDA. They have signed a petition for inclusion to demonstrate good faith. They would also like to get the Domestic Violence Shelter included in DDA/EZ at the SE corner of 10th Main.

There are eleven owners in the 900 block of Main who received petitions last summer, but have not signed. Barbara reviewed the list with the DDA Board and asked them to contact anyone whom they personally knew, encouraging them to sign. Copies of letters and petitions were provided to board members.

Linda Afman noted that the property owned by Carter has been sold.

Barbara thinks we should talk to Tom Litton. Bill volunteered to talk to Central Distributing.

Inclusion in the DDA costs the owner an additional 5 mils in property tax. An example, \$100,000 market value is equal to \$15,000 assessed value (15% residential)  $\times .005 = \$75$  in tax; 29% commercial equals \$29,000 assessed and  $\times .005 = \$145$  in tax.

Benefits of inclusion in DDA also include property in the Enterprise Zone and makes the business/owner eligible for potential state tax credits and EZ contributions for qualified projects. Also, DDA can only spend TIF funds in the TIF district. If included, the property supports overall efforts downtown and helps strengthen the area.

### Catholic Outreach

Joe Prinster called and would like us to get all the church properties in the 200 block, White to Grand, into the DDA, so some of their programs can receive EZ contributions.

### DIRECTOR'S REPORT

#### Resource Center Historical Society Feasibility Grant

The DDA sponsored this grant, which was submitted December 1. Because the Resource Center is a nonprofit entity, DDA will not be as actively involved as with the Depot.

## Historic Survey Continued

The City has been awarded a grant to continue this effort and can include more than just the Downtown area.

## Walking Tour

The Grant has been received. A final list of properties will be in a rational, sequential order - to be developed later. The Board suggested adding Lilja and Kress buildings.

## Historic Preservation Board appointments

Kris sent Barbara a list of people who have submitted application. However it didn't include Pat, so will add his name. City is not looking for official recommendation from DDA, just looking for feedback. Seeking people who serve dual roles. Barbara noted that Pat is also on the Historical Society Board.

## Banner Project

At our workshop meeting, Linda Afman suggested that we consider a banner project. Barbara discussed the project with interested Association members. Will start with Grand Avenue. Barbara will check with Mark Relph to see if there are some frames in storage. Bruce would like to be involved. Some banners will be more generic; others more festival specific.

## Parking

Linda received call from a gentleman at A.G. Edwards, who is concerned about parking. Barbara noted that those who complain should be asked where they park. Many times employees do not park far enough away to allow customers easy access.

Need to plan a workshop to address the issue of parking. Parking is becoming tighter, since the opening of the Rockslide and overall retail occupancy of 95%.

City did approve the Computerized Parking Model. We need to begin a series of discussions and start with a presentation on the current parking management fund, so the board has a better understanding of it.

## ADJOURNMENT

Linda motioned to adjourn. Pat second. Meeting was adjourned at 9:01 a.m. Next meeting is Friday, January 6. Location to be announced later.