

DULUTH
DOWNTOWN DEVELOPMENT AUTHORITY
Regular Meeting 6:30 p.m.
Main Street Conference Room
May 18, 2010
MINUTES

Present: Ken Odum- Chairman
Rob Ponder-Vice Chairman
Ron Osterloh
Kathryn Willis
Shelly Howard
Ed Gulesserian

Absent: Dennis Taylor

Staff: Chris McGahee

Chairman Ken Odum called the meeting to order at 6:30p.m. He requested approval of the minutes from the meeting of April 20, 2010. **A motion to approve the minutes as presented was made by Rob Ponder and seconded by Ed Gulesserian. All voted in favor, motion passed.**

Chairman Ken Odum then moved onto Old Business.

Pedestrian Walk Cost Estimates: Staff Member Chris McGahee presented cost estimates for the project. Two bids were received. Valley Crest Landscape Development for \$77,693.25 and Mathias Construction for \$78,603. DDA member Rob Ponder pointed out that the project parameters were difficult due to the close proximity of 130 year old building foundations. Excavation would be occurring in a five foot space between two historic buildings along their entire foundation. DDA member Kathryn Willis expressed great concern with protecting the integrity of those buildings and that she felt strongly a contractor with local knowledge of existing soil conditions should be considered. She pointed out it would be an irreplaceable loss to the community if something catastrophic happened to these resources. **Member Rob Ponder made a motion to award the contract to Mathias Construction based on the local knowledge of the project site and its special conditions and a shorter timeline for project completion. Member Kathryn Willis seconded the motion. All voted in favor, motion passed.**

Eastern Continental Divide Survey Markers – Staff member Chris McGahee informed DDA members that points were surveyed on West Lawrenceville outlining the position of the Eastern Continental Divide. The points were dead center of the Town Green on West Lawrenceville directly in front of old city hall. Member Rob Ponder pointed out there were many sites around the world that marked features such as this. The general consensus of DDA members was that this should be pursued and for staff to create a plan for future implementation.

Chairman Odum then moved on to New Business.

SR 120 Intersection Improvements Time Line – Staff member Chris McGahee presented SR120 timelines to DDA members. He outlined the proposed improvements and how they impacted the Red Clay Theatre site.

Red Clay Demolition Remaining Demolition Contract: Staff member Chris McGahee informed DDA members that the remaining section of the Red Clay Theatre could not be renovated safely. Member Rob Ponder echoed this assessment and stated that the cost to renovate the existing structure now exceeded the cost of new construction to replace the same space. Mr. McGahee pointed out that the structure was not safe and needed to be demolished as soon as this could be implemented. He presented two cost estimates. The first was from the Phase One contractor. Phase One was complete and all obligations were honored between this contractor. The city requested cost estimates from the current contractor and from Densmore for emergency demolition. Abatech presented an estimate of \$33,500. Densmore presented a cost estimate of \$20,855. **Member Rob Ponder made a motion to approve Densmore to demolish the remaining section of the old Red Clay Theatre. Ron Osterloh seconded the motion. All voted in favor, motion passed.**

Red Clay Redevelopment Discussion: Staff member Chris McGahee requested that Jeffery Scott Bailey, experienced theatre operator present minimum requirements needed by a theatre to succeed. Mr. Bailey stated that space should be multi-purpose space that could be utilized by the theatre as well as the community. Mr. Bailey stated that new space could be a public area that functioned for the theatre when needed and served the public when not in use by the theatre. This included a visitor's center, welcome space, reception area, and historic preservation exhibition space. He also emphasized a marquis space to advertise upcoming events. Chris McGahee informed DDA members that Mayor and Council had requested that he convey their desire to have a public involvement process related to redevelopment of the exposed demolition site. DDA members expressed concern that restroom space must be replaced in order to have a functioning venue. Other DDA members expressed concern related to the viability of a theatre in the downtown. Discussion centered around having the basic facilities to function and whether or not a public venue such as this should be required to return a profit. The example of public

parks was given. Council members Doug Mundrick and Billy Jones voiced concerns that the public be given a chance to voice their opinions about the redevelopment of the site. Chairman Odum directed that staff begin the process setting up a public process. Mr. McGahee warned that the demolition site would present issues and that DDA would need to incorporate these into the planning process.

Livable Centers Initiative: Staff Member Chris McGahee stated that the award paper work had been received and was being processed by the city.

Jordan Jones & Goulding Billing: Staff member Chris McGahee presented an invoice from JJ&G for Pedestrian Walkway design. **Member Rob Ponder made a motion to approve the invoice. Ron Osterloh seconded the motion. All voted in favor, motion passed.**

Chairman Ken Odum requested final discussion and comments from the Public. No discussion from DDA Members. No discussion from citizens.

Chairman Odum requested a motion to adjourn. **A motion was made by Kathryn Willis Taylor to adjourn. Rob Ponder seconded the motion. All voted in favor, motion passed.** The meeting was adjourned at 8:45 p.m.

Chairman, Ken Odum

June 15, 2010
Date

Secretary, Shelly Howard

June 15, 2010
Date