

**DOWNTOWN DEVELOPMENT AUTHORITY  
MINUTES OF JANUARY 5, 1996**

Present: Chris Launer, Karen Hayashi, Bill Petty, Mark Hermundstad, Pat Gormley, Joe Skinner, Bruce Hill, Stephanie Brisnehan, DDA Director Barbara Creasman, Lisa Nassour-AA

Absent: Jean Sewell, Glen Dennis, R.T. Mantlo, Kathleen Killian

**CALL TO ORDER**

The meeting was called to order by Barbara at 7:30 a.m.

**APPROVAL OF MINUTES**

The minutes of December 1, 1995 meeting was passed out to all board members. Mark moved to approve minutes, Bill seconded, motion carried.

**2015 TRANSPORTATION PLAN**

Barbara passed around the 2015 plan. Some Orchard Mesa citizens are not in support of the plan. Certain items the DDA recommended such as, the transfer of the Bus Depot are not in the plan. This plan is actually a list of ideas and projects from the last ten years.

It is required to include all information in the plan in order to receive funds, this is why there is such an abundance of information. This plan can be changed, updated, etc. as it is not a solid proposal. Mark Relph -City Public Work, suggested we write a letter and reiterate our goals to express the concern that there is so much that is not included in the plan, such as; the fact that our goal is to improve the existing roads which includes including bike paths, not build new ones. We also want to have a bike path system available.

**CONOCO PROPOSAL**

The proposal is to put in two new tanks that are at least double in size (approx. 48 ft high) of the existing tanks. DDA needs to respond to this proposal, our plan and South Downtown plans do not encourage heavy industrial expansion in the South Downtown Area. Larry Timm had no comments from the fire department, but they will be forthcoming. Adjacent property owners are very concerned - they feel the expansion is detrimental to future growth and present business. They feel that Conoco is misrepresenting the reason why they have to have the tanks in Grand Junction; the Fruita business area has offered to work with Conoco to bring the tanks there - but Conoco has not responded positively.

DDA must have a position, or at least have our questions answered. The Planning Commission wants a letter from DDA expressing our concerns. Bruce made a motion that

we draft a letter expressing concerns that this project does not support redevelopment goals of the area as proposed in recent DDA and South Downtown planning and that it will adversely affect future investment needed to fulfill redevelopment goals.

### **ENTERPRISE ZONE UPDATE**

The Denver Post has filed a lawsuit against all of the EZ Administrators. They requested information from 1992 - Present. It was decided by the DOLA Attorney that the tax information is private and not to be disclosed to the public. Barbara will attend the next EZ Meeting in Denver on January 11, 1996 and keep the board updated.

Tillie Bishop, Dan Prinster, and Tim Foster expressed that they could introduce legislation to reduce the problems with EZ. Recertification is one idea: this would prevent Telluride and other wealthy areas from being in the zone.

### **BOND ISSUE POTENTIAL**

Stephanie Brisnehan made a proposal for several bond issue potentials. All information is attached as a permanent part of these minutes.

Joe Skinner expressed concern that bond counsel give us an opinion if the same authorization was used in 1982, and is acceptable. He suggested that the DDA find a comfort level so that we are protected in the event of a law suit. He also suggested that we ask Amy Kennedy, Sherman Howard, why she is comfortable. Stephanie will speak with Amy, and get us a letter. Barbara will obtain more information on projects.

### **DIRECTOR'S REPORT**

Barbara announced the Computer Parking Model Demonstration to be held at the C.D. Smith building on January 12, 1996 at 7:30 a.m. and asked all to attend who were available.

### **ADJOURN**

Chris motioned to adjourn, and Bruce seconded, the motion carried. The meeting was adjourned at 9:00 a.m.