

**Downtown Development Authority
May 3, 1996**

Present: Mark Hermundstad, R.T. Mantlo, Glen Dennis, Chris Launer, Pat Gormley, Jean Sewell, Bruce Hill, Karen Hayashi, Mark Relph, Barbara Creasman, Lisa Nassour, Gregg Cerveny.

Absent: Bill Petty, Kathleen Killian

Approval of Minutes

Mark made a motion to approve the minutes of April 19, 1996, R.T. seconded. Motioned carried without opposition.

Directors Report

Bond Issue

Barbara spoke with Amy Kennedy regarding the bond issue. The bond resolution is not ready because we are still waiting to sell the bonds. They are still waiting on legislation which will be voted on soon. The bill will exempt the first \$10,000.00 in personal property tax and will therefore lower the TIF revenue stream.

TIF Inclusions

The Grand Junction City Council did approve DDA TIF inclusion. The City Council gave the DDA a vote of confidence during Barbara Creasman's presentation to the council. Some of the key points included communicating with District 51.

Executive Directors Performance Review

Mark has been working on this and submitted the attached draft and the Executive Directors job description. The Executive Committee has reviewed the draft. The Executive Committee will review the Executive Director each year prior to budget review. Mark Hermundstad made a motion to adopt the draft of the review as amended. Pat seconded. Motion carried with no opposition.

Discussion and Decision Regarding 123 N. 7th Street Proposal

Barbara reviewed the proposed redevelopment project. She presented two primary reasons to support the project at 123 N. 7th Street - 1) The project will provide more parking and landscaping. It will ensure public parking by right. Need to make sure public parking during evening and weekend hours is on the deed as a deed restriction. 2) The project will clean up the

corner and make use of the building. In addition, the project will add to the overall TIF funds in the long term. In general, the DDA participation will act as a catalyst for overall development of this property. In order for the DDA to support this project we need to know what the exact plans are and the amount of funds we will have.

Pat Gormley made a motion to approve Phase I, a commitment of \$62,000.00, subject to financing and approval of the parking and landscaping plan, and to approve Phase II -- If 123 Group is successful at initiating Phase I. The DDA will commit up to \$100,000.00 for Phase II work contingent on financing and plan approval.

The motion was made by Pat Gormley and Chris Launer seconded. All were in favor with Mark Hermundstad abstaining from voting.

Joe Kracum, MK Centennial Presentation

Mr. Kracum provided some background information on the North/South Corridor issue in Grand Junction. In February of 1996, MK Centennial was hired by the City of GJ to evaluate the need, conduct an evaluation, make recommendations, and examine constraints regarding a proposed N/S corridor. Kracum and his associates began the project by a) evaluating the need for a N/S corridor and b) obtaining public input/perspectives regarding the proposed corridor. The study area lies between 30 Road and 27 1/2, but MK Centennial is examining the whole City of Grand Junction--including the Downtown area. Community involvement includes 4 open houses/public meetings, newsletters, and a hotline for individuals, groups, or organizations to provide input into the project. Other parts of the study include: finding locations (for alternate routes), traffic counts, and computer modeling.

Issues of concern and discussion from the Board included: funding for the corridor will have to come from local dollars, Downtown merchants are concerned about losing business, traffic will by-pass downtown area,

The Board decided that they wanted to be kept updated on project information by getting on MK Centinels mailing list and by inviting Joe Kracum back for another presentation in July. Barbara also suggested that the DDA incorporate information into its' newsletter.

Museum of Western Colorado - Update

Jan McLean, Executive Director of the Museum of Western Colorado, presented an in-depth review of what is happening with the Museum. Some of this information included:

- * Administrative offices are laid out next door in the C.D. Smith building. The electrical, telephone, and moving work is almost complete. The first phase of expansion is nearly complete.
- * One on-going goal of both the expansion and the Museum itself is to keep the public involved with all of the phases of expansion. The administration would like to open the Museum to the public as they progress through their Phases of development.

- * The Museum has developed a commitment to embrace the broad diversity of people living on the Western Slope. This includes labeling with bi-lingual signage and information generated by the Museum. The administration wants to build on the state, local, and regional demographics. Its governing Board is now larger and more reflective of these demographic trends.
- * The Museum has had excellent working relationships with the City of Grand Junction and Barbara Creasman with the DDA. A goal of the Museum is to spearhead development in the downtown area.
- * Phase II is to be completed by the end of this year. This includes a tower adjacent to the C.D. Smith Building with a view of the Grand Valley. Stairs, an elevator, and handicap access are included in this effort. There are roughly 7 major phases of expansion.
- * Dinosaur Valley museum will be closed and subsumed into the main museum. Education with local school groups and adults is another aspect of the Museum that administration wants to expand/develop further.
- * Museum staff are focussing the majority of their efforts on their Capital Campaign of raising \$6.5 Million (\$1.7 Million has already been raised) including \$2 Million for their endowment. Their primary goal is to work on establishing a strong endowment for the future
- * The Museum has redone some of the exhibits in the Regional History Museum (Pioneer Room) and has made some significant changes in the entry way
- * Exhibits using emersion techniques--suspending time--experiential qualities of exhibits is an area that the Museum wants to move.
- * The Museum has acquired one of the most extenive southwest pottery collections in the world. The Museum is and wants to expand as a collections based Museum attracting academics and professionals throughout the world to study its collections. Other areas of collections include dinosaur bones/fossils and a BLM collection of artifacts.

Adjourn

Bruce made a motion to adjourn at 9:00 a.m. Mark seconded. Motion carried.