

Downtown Development Authority
August 2, 1996
Minutes

Present: Chris Launer, Jean Sewell, Bruce Hill, Mark Hermundstad, Glenn Dennis, Bruce Benge, Pat Gormley, Karen Hayashi, Barbara Creasman, Lisa Nassour

Absent: R.T. Mantlo, Bill Petty

Call to Order

The meeting was called to order at 7:36 a.m. by Chris Launer

Approval of Minutes

Jean Sewell made a motion to approve the minutes of June 7, 1996. Mark Hermundstad seconded the motion. Motioned carried.

Botanic Gardens

At the July workshop representatives of the Botanical Society made a presentation to the Board on the gardens development project. A copy of presentation materials will be kept with these minutes. Would the DDA commit \$10,000 in TIF funds to development at the Botanic Gardens? The consensus of the board members present was to commit funds for public capital improvements with this project and ask that it be placed on the 8/2 agenda for a board discussion. The money could go toward trails, parking or public restrooms which are open to anyone using the trail. Mark Hermundstad noted that Sara, his wife, is on the Botanical Society's Board.

Barbara will check with Amy Kennedy on our plans for funding and tax exempt status of the bonds.

Jean Sewell made a motion to approve funding for either option contingent on bond counsel's opinion. Bruce Benge seconded the motion. Motion carried, unanimously.

EZ Update *(an update was presented to the County Commissioners on 8/30)*

The goal is to update the Enterprise Zone Plan by September 1. Thea Chase-Nason has requested the County pay WCBDC \$17,000 per year to administer the program; Barbara passed around a copy of her analysis. The County has not paid the DDA anything for administration. The administrative fee the DDA has been charging covers paperwork for contributions, not the general administrative costs. WCBDC should receive financial compensation from the County to take the program over. John Crouch asked if there was a way to make money on this program. Barbara relayed that no other Enterprise Zones do.

The goal is to contract the area, not expand. The Foresight and Airport areas do not qualify, but MCEDC wants to keep them in, and there may be justification for this. Mesa State College, Fruita, Palisade, Collbran, and Debeque want to still be included. Some areas already in the

Enterprise Zone could be eliminated. Barbara reported that Mesa State has not discussed how their expansion would help the neighborhood, but has provided strong economic impact of the overall community.

If the EZ administration moves to WCBDC, we would finish handling regular administrative items, including the contributions for 1996. WCBDC should take over in January, 1997. The office would also continue to answer questions and assist people during the transition into 1997. Without the administrative fee from contributions the DDA revenue will decrease by \$15,000. However, this credit has only been used significantly since January, 1994. Projects that we made agreements with for five-year plans have 2-3 years remaining.

Since it is now possible for non-profits to receive contributions directly this fee would probably go away even if the DDA continued with enterprise zone administration. Zone administrators do have to certify contribution projects and qualify them to receive donations directly. Barbara thinks all of the regular EZ projects are capable of handling this paperwork.

Sundrop Grocery

See attached letter and petition from Robert Weiss. Barbara Creasman will look into what actually happened on the day of the race. We asked if the Criterium and Road race could be switched to a Sunday, but the race coordinators say it cannot. Norwest Banks contribute \$7,500 to \$10,000 every year for the Classic so this situation needs to be improved.

The streets should have been closed off at 12 noon, not at 8 AM as happened this year--but no one came to alert the DTA. Bruce Bengé says maybe it should be voted on (by DTA members); when and where race should be held. A copy of the letter from R. Weiss was sent to Steve Jennings (DTA President), Scott Howard, and Fay Timmerman. Improvements should be made on how street closures are done for all events. Barbara has put this issue on the Maintenance Committee agenda and will update the DDA Board accordingly.

The DDA does not handle every DT event, i.e. Oktoberfest, July 4 Parade, Cinco de Mayo. The specific complaint by Robert Weiss should be directed to the DTA to handle. Glen Dennis suggested we do more public relations to let the public be informed on parking, etc. for the bike race and all events. Street closures, ordinances and special events permits should be reviewed.

Groves Property

Mark Hermundstad made a motion to go to Executive Session to discuss property matters. Jean seconded the motion. Motion carried.

The board closed the Executive Session and reconvened the regular meeting. Mark made a motion to authorize the DDA to offer to purchase the 6th and Colorado lots for \$80k. Bruce Hill seconded. Motion carried.

Directors Report

N. 7th Mesa County windows. County replaced windows in the Courthouse. People thought it looked bad and that the historic quality was lost with big panel windows; however, they are better when completed. Sue Gormley said wooden windows were 3 times more expensive than aluminum and the commissioners agreed not to get an historic designation. Being in the historic district does not limit the interior renovation, however, it does limit the facade renovations. This could hurt the DDA from pursuing additional funding for other historic preservation projects. We need a technical advisor to assist with these projects; maybe we should have an architectural control committee for DT. Jon Schler is a local board member of the CHS review team so its possible we can utilize him as an advisor. The DDA and Grand Junction Historic Preservation Board should be used as a reference when facades, etc. are being done downtown.

Barbara Creasman recommended that we are available for reference when renovations are being planned for downtown structure.

Historic Preservation Board

Chairman, Chris Launer asked if any board members were willing to take on this position at this time. No one felt that they currently have the time. The Board will recommend Barbara Creasman as the DDA representative for the Historic Preservation Board. If any board members feel they can take this on at a later date please let the board know.

The EDCC Fall Conference information was distributed. The DDA will need to host a reception downtown.

Adjourn

Bruce Bengé made a motion to adjourn the meeting at 9:00 a.m. Jean Sewell seconded. Motion carried. Meeting adjourned.