

DOWNTOWN DEVELOPMENT AUTHORITY

MINUTES

February 7, 1997

Present - Chris Launer, R.T. Mantlo, Karen Hayashi, Mark Hermundstad, Bruce Hill, Jean Sewell, Bruce Bengé, Kathleen Killian, Barbara Creasman, Lisa Nassour, Tim Foster, Christine Leusch, Ed Chamberlin

Absent - Glen Dennis, Bill Petty

CALL TO ORDER

The meeting was called to order by Chairman, Chris Launer at 7:30 a.m.

APPROVAL OF MINUTES

Mark Hermundstad made a motion to approve the minutes of January 17, 1997; R.T. Mantlo seconded the motion; motion carried.

Ed Chamberlin - Ed attended the meeting to update the board on the 123 N. 7th Street project. The current parking design does not allow for “screening” of the lot and the backup lane is 5 inches too narrow, however the parking lot will still be efficient. They want to keep the streetscape in-line with the design of 7th Street like the parking lot at the Avalon Theatre. City Planning wants to make the spaces angled, and wants “screening” on the lot. But if screening is done, the spaces won’t fit as the current layout. There is no screening at the Avalon parking lot or other downtown parking lots. Screening is actually not required for a B-3 zone for lots under 50 spaces, and should be compromised. Ed did change his design after Ted Ciavonne gave him the 7th Street concept design.

Planning commission denied the 123 N. 7th project based on the parking lot design, however they can continue with the project contingent on the parking lot changes the Planning Commission recommended. If he goes with their recommendations, he will lose 5 spaces, and would like to have the DDA’s support to Council to keep the original design.

The DDA will provide a letter of support to Ed. Barbara will coordinate with the board to see who could attend a council meeting.

Kathleen brought up the issue of people having minor accidents - would the DDA be liable for these? Barbara stated that the insurance is under the general City insurance and Chamberlin is liable for daytime use of the lot.

MUSEUM CAPITAL CAMPAIGN UPDATE - Tim Foster, Christine Leusch

Tim Foster and Christine Leusch updated the board with a brief presentation on the Museum Capital Campaign.

Tim and Christine - Went to Canon City for \$400K Energy Impact grant.

For Phase II construction, Whitman School was acquired by the Museum in 1965. They are using several buildings for collections storage, which is why they are expanding the existing building on Ute.

Phase II budget to raise is \$600,000 - it is the observation tower, stairs, elevator, and to install a new boiler and to make the C.D. Smith building handicap accessible.

Phase III will be to restore the Whitman School and rename the building the Gates Education Center, and is budgeted at \$900,000 construction costs. 11,000 square feet of exhibit space will be available on the second floor of the CD Smith building for traveling exhibits in the interim.

Slide Show - Tim presented a slide show to the board which they are currently developing to show to prospective grantors. Due to lack of exhibit space only 5% of the actual exhibits that the Museum has can be shown at one time.

Christine says they have raised \$2,000,000 to date. The City put the new roof on the C.D. Smith building. Because of the changes in the Enterprise Zone, they will be completing the community fundraising portion so that they can take advantage of the tax credits. Tim will pursue the 1 mil levy for the Museum. This mil levy reduces the need for the Museum to do more fundraising. They will pursue the Colorado Historical Society for a multiple grant for Phase III and IV. Will also pursue funding from Boettcher Foundation and Gates Foundation. 70% of the donations are pledges so the funds come in throughout the years, not at once. The DDA has committed \$50,000 towards Phase II.

TIF PROJECTS ACCOUNTING - Karen Hayashi

Karen gave the staff a worksheet for descriptions of the TIF projects the beginning of January. She also gave the staff a one-hour training session on how to enter the time and described direct and indirect costs, and capital costs for TIF construction projects. Chris thanked Karen for all the work she has put into this project.

DIRECTOR'S REPORT - Barbara Creasman

AOTC - Lyle Nichols Elk "Spike" & Art Heritage Program

A life-size elk made out of 1700 railroad spikes weighing 1120 pounds. Lyle is the first local artist to be chosen for the Art Heritage program in the schools, Lyle will take the elk around to the schools which are participating in the program. Spike was at the Chamber dinner on January 31 and Barbara had the opportunity to tell many in our community about this program.

Report on City Council Meeting - Parking 600 CO & 500 Ute

City Finance manages the parking fund. City finance does not run the parking development projects that Public Works does. Council agreed we should move forward with the development of the 600 Colorado lots.

Bus Station

After the project is gone over, the DDA and Public Works will go to City Council and City Departments to discuss the project. R.T. says the City Council is not sure the bus station building is worth revamping, and whether they would be willing to spend \$337,000 to develop a

parking lot in this area. What is the condition of the building, Sterling will give a 10% donation when the City purchases the building. We know it is habitable for office personnel. City Council has until 2002 to exercise its option to purchase, however they would probably like to do this sooner. Mark Relph agreed that the DDA needs to be in on the bus station property acquisition.

Redevelopment Update - Meeting with Jean Townsend, Arne Ray & Jim Hire

Barbara met with Jean and Arne on January 31 to go over the timeline of the redevelopment project and analysis of Two Rivers improvement scenarios. The building itself with the initial changes could be under \$1,000,000. And the other phase is \$5,000,000. They have corrected a lot of problems with the loading dock area, and meeting space - have also met with Joe & Mari from City Parks, and Teresa at Two Rivers. Jean and Arne want to come to the March workshop to update the board on the RFP and the entire project. They will be in town March 20 & 21. We will invite the City Council to the March workshop so that they can also be updated.

We amended our contract with Jean & Arne to include all the Two Rivers component of the project, funded by the EDA grant and DDA's TIF financial commitment. Jean & Arne feel very strongly that additional exhibit and meeting space is needed in Grand Junction and is a major improvement for this facility and downtown. The City does not currently have the funds budgeted for these improvements. R.T. said the Council would need to amend their 10-year capital plan to fund this project. Jean & Arne will be pursuing other avenues for funding at least have a portion of the project. The analysis needs to be completed in order for the RFP to be sent out - because these questions will be asked by potential developers.

R.T. said the City is interested in improvements to Two Rivers because of the kitchen being inadequate and other areas of concern. It was always intended to be expanded. Mark Hermundstad and Bruce Hill expressed concern that we should move forward with the office-building RFP.

Bruce Hill mentioned that the March workshop is the first day of Spring break. Barbara asked if we should change March DDA workshop to Thursday, March 20, at 7:30 a.m. The board was non-committal.

Annual Dinner

It is generally held the 2nd week in May - date will be determined at a later date. Barbara proposed that the redevelopment project be the topic of the Annual Dinner. Jean and Arne can attend and present our work and proposed developments. The board concurred this should be good timing.

Mike Sutherland

He was appointed to the City Council, and he is involved in a current DDA project - Second Story Housing study. Mike was involved with the DDA before he was appointed, and so he should be able to continue with the DDA. The DDA will send a letter to the City Council to give formal information re: Mike Sutherland's involvement with the DDA. Barbara will inform Mike of this letter.

ADJOURN

Bruce made a motion to adjourn, R.T. seconded the motion, motion carried. The meeting was adjourned at 9:00 a.m.