

MINUTES
Downtown Development Authority
Regular Meeting of Board of Directors
August 7, 1998
233 S. 5th Street, C.D. Smith Building

Present: Mark Hermundstad, Becky Brehmer, Gene Kinsey, Bill Petty, Pat Gormley – Ex-officio, Rich Helm – Ex-officio, Barbara Creasman and Lori Hogan

Absent: Chris Launer, Kathleen Killian, Bruce Hill, Bruce Bengel, Mary Crumbaker, and Teresa Kareus

Guests: Lani Duke

CALL TO ORDER

The meeting was called to order by chair, Mark Hermundstad at 7:30 a.m.

APPROVAL OF MINUTES

The minutes for July 17, 1998 were approved as submitted.

FINANCIAL REPORT

Reviewed the financial report and everything looks good.

REED BUILDING UPDATE

Ed Chamberlin discussed the findings of the original assessment done in 1993 and information he has gathered so far on the current assessment for Dinosaur Valley. The DDA and the Colorado Historical Society funded this current effort. It was determined in 1993 that the structure was undersized to carry the existing weight load. Since there roof has had several leaks creating additional 2nd floor structural damage. Lee Lindaur, the structural engineer, has recommended that the beams be stiffened by steel, proposing a new beam at each column in the east/west direction. This is a major construction problem. The cost to reconstruct the beams is projected at \$60, 000 – \$70,000. Architecturally – there is a lot of detail work missing on the exterior of the building; the cornices are gone and the storefronts have changed. Eventually we we'll need to determine how we want to proceed with the façade renovation or restoration? Accessibility is another question; we may have to put an elevator in to access the 2nd floor. The restrooms will need to be upgraded. The mechanical system has no ventilation. The electrical will need to be upgraded. There is asbestos in the building; wrapped pipes and floor tile. Lead base paint is also present in the exterior paint. Amy Spong our CHS technical advisor will be here next week to walk through the building and discuss our preliminary findings.

Ed will give us another update at the September 18th workshop.

W.A.T.E.R.

The U.S. Bureau of reclamation is planning on modifying or removing the Price-Stubb Roller Dam located east of Palisade. The W.A.T.E.R. group would like the Bureau to look at modifications to include a whitewater park where rafts, kayaks and canoes can pass safely down stream while allowing endangered fish to migrate upstream. The W.A.T.E.R. group would like a letter of support from the DDA expressing how a water park would benefit tourism and the people who live in the valley.

AVALON THEATRE – FUTURE IMPROVEMENTS

The Avalon Theatre is now in the process of preparing for the next phase of their restoration effort. They have been awarded a \$65,000 grant from the Colorado Historic Society to re-roof the building and rehab/repair the exterior masonry. One of the highest priorities for the Avalon is the need for a new mechanical system. The cost for a new system is \$150,000, including installation. This is not something the Historical Society will fund nor is it an appealing project to most foundations therefore, the Avalon board would like to request that the City of Grand Junction fund the new mechanical system.

The DDA has funded \$100,000 in capital, provides staff-support for the theatre's management and has agreed to spend \$25,000 on the upcoming cross-alley improvements. Currently there are fund raising projects in the works, for additional stage improvements. A new buy-a-brick campaign will be kicked off in September. It is important for the Avalon that the mechanical system be installed at this time to help facilitate the roof replacement and stage improvements.

It was recommended that the Avalon Board should update City Council on the current mechanical system; air handling, outdated belts, engineering, etc. The Board needs to explain to the Council how economically sensible it is for the new mechanical system to be installed before re-roofing the building.

It was also suggested that the Avalon might take out a loan from the City and could repay with a \$1 surcharge on all tickets sold. Barbara stated that the board has determined not to take loans or go in debt for capital improvements. However, it is different in working with the city. She also said that the board has considered a surcharge on tickets but isn't sure how to implement this. Some other theaters do have one so she will look into it further. Generally these funds are used for maintenance and repairs.

DIRECTOR'S REPORT

Public Transit: No new feedback.

7th Street Conceptual Design Open House: Ted Ciavonne will present the concept designs to the board at our workshop meeting Aug 21. These improvements are not in the City's 10 year-capital plan.

Parking Improvements: Public Works and Community Development have expressed the concern to make existing parking lots meet the City code. The downtown businesses are very concerned about the loss of parking spaces. A meeting is scheduled for Thursday, August 13, 10:00 a.m. at the C.D. Smith conference room to discuss parking improvements with Mark Relph from Public Works.

ADJOURN

The meeting was adjourned at 9:00 a.m.