

MINUTES
Downtown Development Authority
Board Meeting
Friday, August 20, 1999
Reed Building, 350 Main Street

PRESENT:

Chris Launer, Mary Crumbaker, Gene Kinsey, Bruce Hill , Teresa Kareus, Bruce Bengé, Becky Brehmer, Kathleen Killian, Barbara Creasman, Jean Morgan, and Ken Hunt.

ABSENT:

Mark Hermundstad, Doug Simons and Pat Gormley.

CALL TO ORDER:

The meeting was called to order by Beck Brehmer at 7:33 a.m.

APPROVAL OF MINUTES:

On a motion by Bruce Bengé and a second by Bruce Hill, the minutes were approved for July 18th.

NEW BOARD MEMBERS:

On Wednesday August 18th City Council re-appointed Bruce Hill to the DDA board for a second term. Doug Simons was also appointed to the board for his first term.

FINANCIAL REPORTS:

There are no major variances in any of the funds. We have had additional expenditures, due to the DDA offices moving and utilities will be an added expense, which will be factored into next year's budget.

The Avalon will reimburse us for capital expenditures that have been used from the \$2 million bonds.

We are currently \$40,000 ahead of projected TIF revenue. We will only show a small increase in additional tax revenue through the remainder of the year, most people have already paid their taxes.

2000 & 2001 BUDGET:

Custodial will go up \$25 per week due to our expanded space at the new location. Utilities will be added. Capital budget is set with TIF projects. We can always make revisions. Money will carry forward from year to year if not used. At the next board meeting the city format budget will be presented. We have no information yet from Personnel, but it should be completed in October.

PARKING ANALYSIS UPDATE – KEN HUNT:

City Council has approved the contract with Walker Consulting and Dillion Hunt for the Parking Structure analysis. The contract is not finalized, but is in the final process.

The schedule really depends on what the City and DDA want as far as more base data information on buildings downtown, the square footage available parking and many other factors. Ken will be calling Community Development and Public Works for the information.

The goal is to have the study completed by the first of the year. Public presentation and input are important.

Walker Consulting has done several parking analysis in Colorado including; Fort Collins, Colorado Springs, and Telluride.

DIRECTORS REPORT:

Parking lots: Bruce made a motion to approve the increase for the parking analysis \$4,500 to split with the city. At the July DTA Board meeting the subject of a parking facility at the Alpine Building was discussed. Roxanne Green with Mesa National Bank stated that Mesa National Bank would not support a parking structure built in the Alpine Bank parking lot. Bill Sission has also expressed that he didn't like the idea to Barbara. He feels it gives Alpine a competitive edge subsidized by the City. Chris Launer, (Bank of Colorado) felt the parking didn't give Alpine a competitive edge. Barbara said she would discuss this issue with Bill Petty (Norwest) but he has not indicated he would object.

DDA has looked at other possible locations and there were not any that would work well. The lots to the east of the courthouse have multiple owners. It would take years to accumulate all of the lots and may possibly fail if just one owner decides not to sell. The board felt the space next to Alpine Bank Building would also be more aesthetically pleasing, due to the large structures around it.

The concept for this structure is that it would provide private parking spaces which would be sold to downtown businesses within the parking structure, so the customers could continue to use the street parking. The City would buy approximately 100 spaces for the City of Grand Junction Employees, not subsidized general customer parking. Alpine Bank would also buy spaces for their own use as would tenants and other businesses near by. The structure at 400 Colorado is envisioned at general customer parking.

Parking has been difficult in the 600 block of downtown and has become worse lately due to the construction of the parking lot behind Talley's being started before scheduled.

We have discussed having Two Rivers vendors move their vehicles before the event starts to alleviate parking on the West end of Main.

The board felt they should convey a sense of urgency to the City Council to keep this project moving. This subject has been ongoing and frustrating.

Parking Meters Meeting: The police department has taken over parking enforcement. They would prefer to have all of the spaces in downtown be metered and have

recommended all spaces in the new lots be metered. Barbara has told them of the comprehensive study that has been done and felt this is not at staff decision. The current parking plan has been very accepted by the merchants and consumers downtown. It was suggested that we give free parking for the holidays to see what would happen if parking enforcement was eliminated. This could be a Downtown Association promotional event. Downtown employees would need to be told and monitored by each store as to not park on Main Street.

Barbara asked if we want to recommend an update to the parking plan.

Mary Crumbaker stated that just because one administration wants to change things we do not need to do a costly study again. We need to review the current plan first and see what really needs to be done.

Open House: The DDA Open House will be held on September 1st, 4:00 p.m.– 7:00 p.m.

Reimer Project: The Reimer's have submitted site plans to the City community development and requested a height variance to 65'. Current code is 40' but new code will be 65'. They are requesting a letter of support from the DDA as to not postpone development until the new codes are in effect.

Mesa Theater: Problems have been ongoing on Thursday nights during and after the Over/Under admittance. Pat Gormley has had several complaints about broken windows. He has been there at 2:00 in the morning to help clean blood off the buildings. When he discussed the problem with David from Mesa Theater he was very nonchalant about it. He seems to feel that it is not his problem if it occurs after they have left his property. He does not monitor patrons outside of his premises. Bruce Benge said he felt like David was aware and working on the problem. He has to attend a liquor license violation hearing. Pat is not yet asking for assistance from the DDA and DTA.

Graffiti: Linda Afman has expressed concern to downtown merchants and called the office about the graffiti problem. It was discussed that downtown merchants need to know who to call if this happens to their property. The Grand Junction City Police Department, Shari Zen is in charge of Graffiti clean up. Teresa said when she called P.D. they didn't know what to do so she took care of it herself.

ADJOURN:

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