

MINUTES
Downtown Development Authority
Board Meeting
Friday, December 3, 1999
Reed Building, 350 Main Street

PRESENT:

Mary Crumbaker, Bruce Hill, Mark Hermundstad, Gene Kinsey, Bruce Bengé, Becky Brehmer, Teresa Kareus, Doug Simons, Pat Gormley, Kathleen Killian, Barbara Creasman, and Lyn Ross.

ABSENT: Chris Launer

CALL TO ORDER:

The meeting was called to order by Becky Brehmer at 7:30 a.m.

APPROVAL OF MINUTES:

The minutes for November 5, 1999 were approved on a motion by Gene Kinsey and seconded by Bruce Bengé.

FINANCIAL REPORT:

Barbara Creasman summarized the Financial Report Narrative.

Pat Gormley – How big is TIF base this year? Barbara is waiting to hear from assessor's office. We have not received the same report this year we normally do, so we will request one. DDA does not go away in 2006. But the TIF will if it is not reauthorized. Bruce Hill suggested that we need to do things that can be seen if we are going to ask voters to renew.

There are not many DDA's; most communities have Urban Renewal Authorities. The URA's have the authority to condemn property, have designated vacant undeveloped land as "blighted" and are not necessarily tied to downtowns.

On the other hand, DDA's have to have a plan and have to work in a core area, and do not have the power to condemn property. Also DDA's can add the additional 5-mill levy to downtown properties. Downtown areas qualify (in part) because of the age of the infrastructure even when the economy is better. DDA's have to be voted in by the property and business owners and these voters also have to authorize the additional 5 mills. The Grand Junction DDA and 5 mills were approved in 1977.

HOTEL UPDATE:

Ground breaking went well.

One business owner called complaining about the lost parking for their employees because of the fencing around the hotel site.

PARKING ANALYSIS:

Parking surveys are being taken on MWF mid morning and mid afternoon on Main Street. The purpose is to make sure employees/owners do not take advantage of the free parking and park on Main Street.

DIRECTORS REPORT:

Museum update. Mark Hermundstad presented the facts to date.

Taxes:

The museum has paid the 1998 taxes. Rich is working on getting a letter stating they are now exempt from the Assessor's office. Barbara Creasman will check with the Treasurers office to verify the tax bill was paid.

Public Service:

Barbara Creasman is still waiting to receive information from Public Service concerning the electrical bills for the Reed Building. She explained that the Museum was only paying 2/3 of the cost due to a cut wire. We need this information to determine our share of utility costs.

Two Rivers Update.

Nothing definite to date.

BOARD OF DIRECTORS:

Mary Crumbaker is resigning from the board due to her new full time position with St. Mary's Hospital. Barbara asked the board to think about a good replacement for Mary. Barbara has notified the City Clerks office. Probably will wait until the new year to work on a new board member.

MESA THEATER LETTER:

Letter from Joy Green discussed. Letter was written on November 16, 1999. Was it written on the heels of the *Insane Clown Concert* that was at the Mesa? Kids were all over Main Street dressed like scary clowns. Enough to alarm even the stoutest of citizens. Mary Crumbaker suggested we invite her to attend a meeting and to listen to what she has to say. Barbara Creasman noted that we did send a copy of Ms. Green's letter to the theater management. It was decided to respond to her letter in writing.

STOP LIGHTS AT 3RD AND 6TH:

City Public Works wants to take out the lights at the intersections of 3rd and 6th Streets. According to their reports, the lights do not meet current standards. Pat Gormley observed that being a pedestrian at both of these intersections would be difficult without the lights. It doesn't seem like a good idea to most board members. Taking them out would make the traffic flow on Main Street inconsistent. Also, if we add two hotels and expand Two Rivers, there will be more traffic to contend with. Gene Kinsey said that the decisions were being made on engineering standards. Barbara said she has invited Mark Relph to an upcoming board meeting to discuss this issue.

ADJOURN:

The meeting was adjourned at 8:30 a.m.