

MINUTES
Downtown Development Authority
Board Meeting
Friday, July 7, 2000
Reed Building, 350 Main Street

PRESENT:

Pat Gormley, P. J. McGovern, Mark Hermundstad, Chris Launer, Bruce Hill, Bruce Bengé, Doug Simons, Cindy Enos Martinez, Barbara Creasman, and Lyn Ross.

ABSENT:

Becky Brehmer, Theresa Kareus

CALL TO ORDER:

The meeting was called to order by Bruce Bengé at 7:35 a.m.

APPROVAL OF MINUTES:

The minutes for June 2 were approved on a motion from Mark Hermundstad and a second by Chris Launer.

FINANCIAL REPORT:

Fund 103 is on tract. This is our operating account. All accounts earn interest. We do charge for the services we provide to other entities. The DDA pays the bills and is reimbursed by the DTA and the Avalon for certain expenses such as copies. Also, the Riverfront pays for copies. There followed a discussion of the DTA and the amount owed to the DDA. Maybe we should help with active recruitment of members by the DTA. There have been problems with inconsistencies within the DTA, which has made repayment difficult. Doug Simons observed that when the DTA has dues come in, they can sit on the money and they decide when to pay. Their dues base helps pay their admin costs and are therefore part of our revenue source. Barbara indicated that the goal for the DTA events is for them to be self-supporting. This year we have been successful so far. Doug Simons pointed out that the DDA is carrying the DTA. There were suggestion for how the DTA could be more effective. The staff time issue was discussed.

Chris Launer observed that the major income source for the DDA is TIF based. The more activity in downtown generates more money for downtown. Doug Simons said that activity in downtown is certainly important.

Barbara mentioned that there is a desperate need for increased power availability on the shopping park. A study was done several years ago in which the DDA asked the city for an upgrade. The city declined because the study indicated the cost would be \$90K. Would probably be more expensive to do now. Cindy said that there was a real need for more power on Main Street, especially for events. We should follow up to see what it will take to resolve this issue.

Barbara suggested that the board should go over the financials in detail at a workshop. She will be able to bring more supporting documents.

Bruce Bengé informed the Board it was time for the election of officers. The officers to be elected consist of a Chairperson and a Vice-Chair. The vice chair generally moves up. Are there any nominations? Doug Simons nominated Bruce Hill as Vice-Chair. Bruce Bengé to move to Chair. Cindy Enos Martinez seconded the motion. Motion carried.

Bruce Bengé mentioned it was time to plan the DDA retreat and annual meeting with the Grand Junction City Council. Barbara suggested to the board that it should be soon. Cindy indicated the council could have 4 new members with the spring election. Cindy also pointed out that this council has been supportive of the DDA. Bruce Bengé asked if Barbara had a time in mind. She indicated her preference would be before Thanksgiving. Also, do we want to have a board retreat before we meet with the City Council? Bruce Hill said he thought it would be essential. Barbara suggested that at the next workshop, the board will be discussing the relationship between the DDA and the City. Kathleen Killian will be attending to relate the issues of concern. The meeting with council should be after Labor Day. Cindy Enos Martinez told the board that it needs to have a firm statement about what the relationship between the DDA and the City will be. Bruce Bengé told the board that at the next workshop, a date for the retreat would be decided. Barbara will call and get out potential dates to board members.

AGREEMENT WITH REIMERS

Doug Simons inquired what our projected TIF revenue from this project will be? And, have we agreed to do anything with the second hotel? Barbara- estimate of about \$100,000 annually in property tax. We have no commitment for incentives for the second hotel but parking issues have been discussed.

PJ McGovern wanted to know if the upgrade of the electrical behind the Enterprise Building could be used for Main and the parking lot at 3rd and Main. Specifically for DTA events. Barbara will check into it.

PARKING UPDATE

Discussion of purchase of two lots south of Two Rivers. Mark Relph has made contact with the owners. Cindy told the board that there are council members who will not proceed with Two Rivers if parking is not included. Mark Hermundstad asked if the city was looking at condemnation as an avenue if the owners do not want to sell?

Bruce Hill mentioned the continuity factor of the Two Rivers project. It has huge implications. Could actually bring the depot into downtown.

MUSEUM

Awning issue. Originally, the museum said they would take down the awning. Now they have asked that we do it during the façade renovation. Doug Simons said he felt that they should pay us or they should take it down. Barbara said she could check on the timing of the façade grant to help determine the awning issue. It was decided that it would probably be cheaper to do it during the façade work. So the board directed Barbara to write a letter and let the museum know we will bill them for the lesser amount at that time.

BANNISTER BUILDING

Kevin McConnell with the Cabaret wants to buy Banister's and move the operation of the Cabaret to Main Street. Wants to know if there would be any TIF money available. PJ McGovern observed that the building is actually a tunnel of air if the front is totally removed. Could be viewed as a "new" building. Also indicated that he knew the concept was a "reach". Others questioned why we would do this. What is the public improvement.

REGIONAL TRANSPORTATION HUB

Moving the bus station is scheduled for 2003. There is a group in place already meeting about the bus/depot combo. Doug Simons asked about Grand Valley Transit? Barbara indicated that she believed they were also looking at property by the depot. Barbara also asked if any of the DDA board members would be interested in attending a meeting July 19 of the group. PJ asked if this is something the DDA should be involved in. Barbara noted that moving the bus station and developing a downtown transit hub have been long term goals. Doug Simons observed that it does involve development of downtown, PJ indicated he could attend the meeting on July 19. Bruce Hill asked the board if it is the city's responsibility to relocate and provide a building for greyhound? PJ asked if we really wanted to turn the depot into a bus station? Pat Gormley asked about the current City Market administrative office area. With all of their cut backs, the property could be a true possibility. The DDA does need to follow this project and participate in the process.

CCRA

This is a statewide organization that is becoming more active and is making downtown's a focal point. Special emphasis on Main Street Programs. A new full time executive director will be on board soon.

Doug Simons wanted to know that with the DooZoo moving in September, would they be in a position to pay market rent in the Colorado Printing Building? Barbara indicated that they never have in the past. She has suggested they consider paying something. They are responsible for all improvement except the ADA restroom.

Doug Simons also mentioned that the Board needed to actively work on a replacement for Mark Hermundstad. Bruce Hill indicated that he would like to be on the nominating committee, also Cindy and Bruce Bengé.

ADJOURN:

The meeting was adjourned at 9:10 a.m.