

MINUTES
Downtown Development Authority
Board Meeting
Thursday, August 2, 2001
Reed Building, 350 Main Street

PRESENT:

Doug Simons, Becky Brehmer, Chris Launer, Janet Terry, P.J. McGovern, Ed Chamberlin, Kathleen Killian, Barbara Creasman, and Kim McQuiston

ABSENT:

Bruce Hill, Bruce Bengel, Greg Palmer, and Pat Gormley

CALL TO ORDER:

The meeting was called to order by Doug Simons at 7:45 a.m.

APPROVAL OF MINUTES:

The minutes for July 12, 2001 were approved on a motion by Ed Chamberlin and a second by Janet Terry. Motion carried.

PARKING RATE INCREASE / STRUCTURE DEVELOPMENT

Present at the City Council meeting were:

DDA Board – Bruce Hill, P.J. McGovern, Janet Terry, Becky Brehmer, Ed Chamberlin, Barbara Creasman

DTA Board – Steve Reimer, Karen Hayashi, Ron Maupin

Downtown Business Owners – Vaughn and Dale Parks with The Shoe Man and The Sleep Factory, Linda Carter with Culture Expressions, and Michelle Hamilton with Hair Design.

P.J. McGovern said that the City Council meeting went well. At the meeting, P.J. and Bruce Hill presented the resolution of the miscommunication to the Colorado Avenue businesses. Bruce noted that he has now met with all of the businesses in the 400 block of Colorado. Staff made additional contacts on the side streets and on Rood and White and contact sheets have been updated. P.J. mentioned to the board that at the City Council meeting three business owners had a concern about the parking fines, not necessarily increases in the parking meter rates. He will follow up with these individuals. Council acknowledged the additional effort. The decision to the increases stands.

Barbara Creasman mentioned to the board that when DDA staff was completing the parking petition they made it a point to tell the downtown merchants they could present their feelings about the parking rate increases at the City Council meeting.

Janet Terry suggested that Barbara Creasman talk to City Manager, Kelly Arnold to coordinate efforts of enforcement in the downtown area.

EXECUTIVE SESSION STATUTE CHANGE

Barbara Creasman presented the board with a handout detailing the Executive Session Statute changes. She mentioned the change concerns keeping a record of Executive Sessions whereas prior to the change this was not required. Janet Terry suggested that the DDA start using a tape recorder to record the meetings. The board agreed.

We will start to record all meetings but will not draft formal minutes of workshops or executive session unless needed.

Janet Terry also mentioned that the minutes from regular DDA board meetings will be posted on the City's website, however, executive session minutes would not. In order for executive session minutes to be publicly available, it would require a legal challenge from a public entity. Therefore, maintaining the privacy intended for executive sessions.

Barbara will follow up on the exact process the City is using and we will do likewise.

COLORADO AVENUE

Doug Simons presented a brief overview of the alley improvement proposal for Colorado Avenue, 400 block. A business owner on Colorado Avenue has started petitioning other business owners on the block to gain their approval for the improvements. They need our approval as an adjacent property owner.

Barbara Creasman said she has collected information on the cost of the improvements. If the DDA were to fund the cost for their individual property owner share, the cost would be about \$2,500. The cost for the alley improvements only for all the property owners shares the cost would be \$25,000. If the DDA were to fund the entire project the cost would be \$50,000 to \$60,000 to underground the utilities or \$75,000 to underground the utilities and repair the alley.

Doug Simons had a concern in that if the DDA were to pay the cost for all property owners whose alleys are in need of repair, there might be requests for reimbursement by the DDA from other property owners who have completed repairs on their alleys. Barbara responded that the business owners who have paid for improvements didn't ask for assistance from the DDA. She suggested that there be a plan to assess all the alleys. Excell suggested we have a plan for all undergrounding. Doug and Barbara proposed that the DDA staff could put a map together that shows alleys that need to be improved as well as those that have been improved and areas that would need to be postponed due to future developments.

Janet Terry made a motion that the DDA staff work up a map detailing these potential improvements. Ed Chamberlin seconded the motion. Motion carried.

Barbara and P.J. suggested that the DDA indicate to the owner of the property that it's in the plan for 2003. The undergrounding fund is out of money but the DDA could pay for it all but would not be billed until 2003, that way the bonds would pay for it. The board agreed to make a decision and contact the owner after the DDA's August 16th meeting. In the meantime, Barbara Creasman said she would contact the business owner to let her know that the DDA could fund \$2,300 towards the project.

CULTURAL PLAN UPDATE

Barbara Creasman talked to the board about the City updating the existing cultural plan and looking at creating a Cultural District in Mesa County.

Doug Simons suggested that the DDA board be supportive of the move and Barbara agreed. Barbara mentioned that a Cultural District could provide \$1.2 million in sales tax revenue.

DIRECTOR'S REPORT

Barbara Creasman mentioned that the DDA's annual dinner meeting with City Council will be at the Hawthorn Suites on September 11, 2001 from 4:30pm – 7:30pm.

Barbara also mentioned that due to a meeting in Boulder regarding CCRA she would like to reschedule the regular DDA board meeting on September 6th. The board agreed to meet at 7:30 a.m. on September 11, 2001. The meeting may be cancelled if it's not needed.

The August 16th meeting may go to 9:30am since the board will be discussing 2002/03 budgets. Doug Simons suggested that the 103 and 203 budget snapshot should be reviewed prior to the meeting. Barbara mentioned that she will have a list for the board and City regarding capital projects and costs for 2002/03 for loan requests from the City. This would include operating expenses and proposed capital requests.

Chris Launer inquired what the long-term plan is for the Reed Building; i.e., proposed tenants, remodel, etc. Barbara Creasman said that the DDA received a grant from the Colorado Historical Society to renovate the façade to its original look. A contractor has not been selected nor a time line for the renovation, however, the preliminary work is under way in accordance with the contract with the Historical Society. P.J. suggested making this an agenda item for the next board meeting. Doug Simons mentioned that there are some other issues with the building that should be discussed.

Chris Launer asked what Janet Terry's take is on the proposed events center. She said that it's too new to tell but the Grand Junction Chamber of Commerce has conducted several studies that show there is a need for one. Cost is the main issue.

Ed Chamberlin suggested that city capital improvement projects, overhead power lines, and business improvements/upgrades be discussed at the next DDA meeting.

ADJOURN:

The meeting was adjourned at 9:05 a.m.