

MINUTES
Downtown Development Authority
Thursday, September 20, 2001
Reed Building, 350 Main Street

PRESENT:

Bruce Hill, Janet Terry, Bruce Benge, Chris Launer, P.J. McGovern, Ed Chamberlin, Pat Gormley, Kathleen Killian, Susan Cafarelli, Barbara Creasman, and Kim McQuiston.

ABSENT:

Doug Simons, Becky Brehmer, Greg Palmer.

The meeting was called to order by Bruce Hill at 7:45 a.m.

APPROVAL OF MINUTES:

The minutes for August 2 and August 16, 2001 were approved on a motion by Ed Chamberlin and a second by Chris Launer. Motion carried.

TIF BOND/LOAN FOLLOW-UP

Barbara Creasman indicated that Kelly Arnold has suggested two new dates for the follow-up presentation to City Council – either Saturday, October 27th at 8:30 a.m., the Council is meeting all day to review department budgets, or Monday, November 5th at 6:30 p.m. or 7:00 p.m., a regular Council Workshop. The consensus was for October 27th if Doug can make it. Barbara will contact Doug Simons concerning his schedule to see which date is best for him and then confirm with the other board members to ensure that the date works for the majority.

Barbara Creasman will talk to Kelly Arnold to determine what the scope of the meeting will be. Activity codes for budget items will need to be assigned prior to this meeting in order for us to provide the revised matrix report.

TIF EXTENSION

Barbara Creasman informed the board that since the meeting with city council, she spoke to Ron Teck about the TIF extension. Ron is supportive and suggested she also contact Gayle Berry, which she did. Ron will meet with Sam Mamet and Gayle Berry in Denver during their special legislative session to further discuss this issue.

TIF SALES TAX

Barbara Creasman indicated that the board should look at opportunities to increase TIF sales tax revenue. She indicated that last year we received \$95,558 in TIF sales tax revenue. If the DDA received 100% in all sales tax areas instead of 70 or 80%, as per the original agreement, the DDA would have received \$119,384 and if the $\frac{3}{4}\%$ increase in sales tax were included the total would have been \$362,877. P.J. McGovern wanted to confirm that this would be in conjunction with City Council approving the loan, which would substantially increase the DDA's TIF revenue and interest income. The board agreed that we should move forward to discuss with Council. Barbara will talk to Janet and Kelly to discuss what the next step is to get this rolling.

400 COLORADO BLOCK ALLEY

At a previous board meeting, the board agreed to discuss and decide a financial commitment to the 400 block alley improvements. As an individual property owner, the cost would be approximately \$2,500. If the DDA were to pay the entire private property share, it would be about \$25,000 and an additional \$50,000 to \$60,000 to do the undergrounding. Mark Relph suggested that the Public Works Department could lay the conduit and be prepared to do the undergrounding if the DDA wasn't ready to make the larger commitment. The project could be completed in 2002 and paid for with bond money in 2003.

There was a lot of discussion of the various options. Chris Launer expressed concern about other property owners wanting their alley's improved. A suggestion was made that the DDA, Public Works, and Xcel Energy need to get together to develop a plan of action to address improving other property owners' alley's.

Greg Palmer made a motion for the DDA to pay to improve the alley and the undergrounding for the 400 block of Colorado Avenue. Chris Launer seconded the motion. Motion carried. Barbara Creasman will contact the owner of Surroundings/GBK Interiors, Inc. about the board's approval of the alley improvement to the 400 block of Colorado Avenue.

PARKING RATE INCREASE

P.J. McGovern handed out a draft letter and indicated that he would like to send it to downtown business owners with a picture of a parking structure in Boulder, Colorado to build interest for a parking structure in Grand Junction. There was some concern about whether the parking structure in Grand Junction would look like the one in the picture. Discussion ensued concerning the content and marketing of the letter. Board members discussed the parking fees that were approved by City Council. Barbara indicated she thought the annual pass remained at \$30 per month and that may be a problem selling them to some of the businesses. Janet Terry commented that she believed that City Council decided the monthly pass would be a trial period for a year with a cost of \$220/year. The monthly pass, she believed, was approved for \$20 with an option to purchase an annual pass. The board agreed this needs to be resolved soon. P.J. will follow up with Ron Lappi. We need this information in the letter to businesses.

FREE HOLIDAY PARKING

City staff is recommending free holiday parking again in conjunction with changing the meters preparing for the rate increases. Barbara Creasman indicated that she informed the Downtown Association members at their meeting on September 19th. P.J. McGovern suggested placing hoods on the meters to indicate free holiday parking. Bruce Hill expressed concern that the free parking will be abused by downtown employees. The board members agreed to support the City staff recommendation.

OFFICE OUTFITTERS

Barbara Creasman informed the board members that Office Outfitters has requested that the DDA sponsor an historical society grant for façade improvements for their building at 8th and Main Street. The owners of Office Outfitters would like to turn in the grant to the Colorado Historical Society (CHS) by the October 1st deadline. Barbara also indicated that the owners did not want to provide 25% matching funds. Pros and cons of this approach was discussed. This project is a hard sell at best and without a match is highly unlikely. It also looks bad for the DDA to support no match. We always provide the minimum and generally 50/50. P.J.

McGovern made a motion to support Office Outfitters proposal so long as their proposal includes the 25% matching funds. Chris Launer seconded. Motion carried.

Ed Chamberlin suggested a downtown-wide grant-funding program to improve facades. Barbara indicated we have tried in the past but now CHS is more agreeable to try a local pool for a program such as this. April 1, 2002 is the next grant approval date. Barbara indicated that staff could prepare a package for this program. She will present it at the next board meeting.

TWO RIVERS POLICIES

At the meeting with Council, Bruce Hill noted some of the proposed changes and possible concerns about banquet meeting rates and fees. Bruce was concerned that these increases could be detrimental to service clubs and organizations. If prices are too high they may lose business, increases should be incremental. Bruce will attend a meeting at the Parks board later today where they will discuss these proposed increases. He will express our concerns.

TWO RIVERS CONVENTION CENTER – 1% FOR ARTS

Barbara Creasman indicated to the board that the Commission on Arts and Culture is recommending that the City Council authorize the City Manager and the Commission to enter into negotiations with sculptor Ivan Kosta to create and install his sculpture “The Song of Two Rivers” as the 1% for the Arts purchase at Two Rivers Convention Center. Barbara also mentioned that although the proposal is ambitious, Kosta is confident he can produce the fountain within the stated \$36,000 budget, since most of the work he will do himself. A copy of Kosta’s sculpture proposal was passed around to board members.

COMMUNITY VISION 2020:

Copies of a report entitled “*Community Vision 2020*” was given to each board member as requested by the Steering Committee. Janet Terry indicated this report will be used to help produce a vision of where the community should be by the year 2020. This is not a city or county project but a community one. Barbara Creasman expressed concern on behalf of Mesa County Valley School Superintendent, Bob Moore, that the report didn’t address the vision for School District 51.

OLYMPIC TORCH RELAY PARADE

Barbara Creasman informed the board that the Olympic Torch Committee would like the Downtown Association to do a parade in honor of the torch passing through Grand Junction. Barbara and Susan Cafarelli indicated that the Association does not have money to put on a parade. Kristin Winn expressed the same concern for the City of Grand Junction. The parade would be held February 2, 2002. The torch will come down Main Street at 6:30 p.m. and end at Two Rivers at 7:00 p.m. Barbara informed the board that the estimated cost for this parade could be \$1,500, therefore we need sponsorships. Several board members said there should not be an entry fee. Janet Terry indicated that she could look at having the City provide monetary support if the DTA could put on a well-done parade.

STEAM PLANT

A discussion began concerning the abandoned steam plant building. Barbara Creasman informed the board that Thea Chase still wants to work on the project and although the incubator doesn’t have an immediate million dollars to put into it, they could do a solid business plan before the building is scheduled for demolition. Janet Terry expressed that City Council has

approved to tear down the building by early 2002 and that not one organization has been able to provide a worthwhile plan for restoring the building. She feels restoration is no longer an option.

ADJOURN

The meeting was adjourned at 9:15 a.m.