

MINUTES
Downtown Development Authority
Board Meeting
Thursday, October 4, 2001
Reed Building, 350 Main Street

PRESENT:

Bruce Hill, Bruce Bengé, Doug Simons, Becky Brehmer, Janet Terry, P.J. McGovern, Kathleen Killian, Pat Gormley, Barbara Creasman, Tressa Fisher, Kim McQuiston, Diane Schwenke (guest) and Dan Roberts (guest)

ABSENT:

Chris Launer and Greg Palmer

CALL TO ORDER:

The meeting was called to order by Bruce Hill at 7:38 a.m.

APPROVAL OF MINUTES:

The minutes for September 11, 2001 and September 20, 2001 were approved on a motion by P.J. McGovern and a second by Bruce Bengé. Motion carried.

EVENTS CENTER PRESENTATION:

Diane Schwenke and Dan Roberts gave a presentation on the proposed events center for Grand Junction. In researching the need for an Event Center, the Chamber compared Grand Junction to Billings Montana, Casper Wyoming and Pocatello Idaho, all of which currently have an Event Center. All three cities have reported an economic gain with the addition of their event centers. It is estimated that a center in Grand Junction would bring in a yearly economic income of \$5.6 million.

The event center would be an all-purpose center with a minimum of 10,000 seats. It potentially could be used for concerts, sporting events, symphonies, ice-skating performances, hockey, etc. It will require a minimum of 50 acres and will have to have parking for 3500+ cars. Several potential sites have been discussed. A short survey was handed out and board members were encouraged to fill it out and return it to the Chamber. The estimated cost is \$25 – \$30 million. The Chamber hopes to break ground in 3 – 5 years.

PROJECT PRIORITIES:

Ed Chamberlin suggested the board needs to determine what the DDA's future priorities will be. The board discussed several ways to approach this and decided to have Ed Chamberlin create the initial draft of projects/priorities. Once completed, each board member will review the list, add any additional projects and individually prioritize the list based on their personal opinions. We need to start with a comprehensive list and determine the best way to proceed.

BY-LAW COMMITTEE APPOINTMENT:

P.J. McGovern reported that he worked with Becky Brehmer and Kathleen Killian on the bylaws, but they were not able to complete the research due to the financial/budgetary demands. It was decided that Janet Terry and Greg Palmer will take over the bylaw project and Janet

reported she plans to have resolution by the end of the year. An update will be provided at the November 1, 2001 DDA Board meeting.

TWO RIVERS CONVENTION CENTER:

Bruce Hill reported that he attended the recent Parks & Recreation board meeting and that he plans to attend the City Council meeting on October 17, 2001 concerning the proposed policy and price changes. Bruce will update the board at a future meeting.

LIGHTING:

Several DDA Board members expressed their concern that it is already October and the lights purchased for the tree trunks have not been reinstalled. The original agreement between the DDA and the city was for the DDA to pay for the power upgrade and buy the lights, then the city would install the tree trunk lights and provide all maintenance for them year round. Parks staff has reported that there are too many maintenance issues to have year-round lights. The DDA board is adamant that this was not an “experiment” and that the lights need to go up immediately. We need to determine the specific problems in order to come up with a solution. Janet Terry said she would talk to Kelly Arnold in hopes of a resolution.

DOWNTOWN HISTORIC DISTRICT:

A letter and an inclusion petition are going to be mailed to all downtown property owners, in the area, asking them to support the establishment of a historic district downtown. The buildings do not have to be “historic” in order for the owners to sign the petition, they only need to be located within the boundaries. It was suggested that the boundaries include Colorado Avenue or that we offer them their own historic district. Barbara and Pat indicated that there was a reason the Historic Preservation Board did not recommend including Colorado Avenue. Barbara will look it up and report back. Also, an attachment listing the pros and cons was recommended.

DIRECTOR’S REPORT:

Barbara Creasman reported that the funds for the Reed Building boiler repairs/replacement were originally included in the façade package, however, the heating needs will need to be addressed sooner as winter is approaching and the façade maybe delayed until after the first of the year. Barbara will ask the architects to make a presentation to update the board on the renovation plans at an upcoming meeting.

Barbara also reported on the status of the DTA collecting the vendor’s fee. A discussion ensued regarding the intent of the additional funds that would be generated – downtown marketing, similar to Montrose. While it was discussed, the Association has not decided to eliminate dues for retailers. Doug recommended the board discuss this issue further before making a decision to support it; therefore, it will be a topic for the November 1, 2001 board meeting.

Bruce Hill stated that he would like the Annual Dinner to also be an agenda item for the November 1, 2001 board meeting.

ADJOURN:

The meeting was adjourned at 9:16 a.m.