

MINUTES
Downtown Development Authority
Board Meeting
Thursday, May 2, 2002
Reed Building, 350 Main Street

PRESENT: Bruce Hill, Doug Simons, Bruce Benge, Gregg Palmer, Janet Terry, Chris Launer, P.J. McGovern, Pat Gormley, Dan Wilson (guest), Stephanie McCord and Sue Schore.

ABSENT: Becky Brehmer

CALL TO ORDER: The meeting was called to order by Bruce Hill at 7:34 a.m.

APPROVAL OF MINUTES: Bruce Benge noted a spelling error – aafé was corrected to read café. With that correction the minutes were approved with a motion by Doug Simons and second by Bruce Benge. The motion carried.

INTERIM DIRECTOR'S REPORT: Harry Griff was appointed by City Council to fill the unexpired term of Ed Chamberlin.

Sidewalk Cafés:

At the previous night's meeting, City Council discussed at length the proposed ordinance regarding sidewalk cafés along Main Street and, with the proposed passage of this ordinance, their ability to serve beer, wine and alcoholic beverages in a contained area outside of their establishments. Few establishments have setbacks adequate enough to allow construction of a permanent barrier such as that at Dolce Vita; most would look at using a temporary, moveable barrier such as "velvet rope" to cordon a specific area. Councils' concerns focused on the possible impact on pedestrian traffic and the problem of monitoring or policing the area to ensure that individuals would not take alcoholic beverages outside of the contained area. An amended motion was passed by Council which will give a business owner the use of the public space for a sidewalk café without having the ability to serve beer, wine or alcoholic beverages. Janet Terry conveyed that Council was nervous about considering the alcohol issue and wants more public input and time to consider the issue. Bruce Hill indicated that this is a step forward from the previous ordinance because it will allow the business owner the opportunity to use that "public space," but it will take considerable time and research to work through this issue with City Council. Janet suggested that when the new DDA director is on board, perhaps that individual could approach the Chamber of Commerce to get its assistance in conducting a Chamber survey to get the public's opinion regarding this. If an individual business owner wants to proceed further, he should approach City Council with a plan and request for a revocable permit.

Staff Update:

Sue Schore started her employment with the DDA on May 1 and her main responsibilities at this time will be the monthly newsletter and the accounts payable through the City's Banner system. Bruce reported that the computers are extremely slow in processing and gathering financial reports and Bruce and PJ will be getting necessary information to decide whether we should

install a T-1 or do the required work to integrate with the City on its computer system. This would eventually be more cost effective; however, we currently are on a lease program with another company.

The list of applicants for the director's position is being compiled and the assessment center is scheduled for May 17th. Pat Gormley, Joe Stevens and John Shaver will be the assessors, although Janet explained that members of the DDA and DTA Boards are welcome to attend as observers. The ultimate decision will be made by the DDA Board after receiving the recommendations and rankings by the assessment team. Bruce said that the new staff will need to prioritize what they will want to do, as staff time currently is very limited. Staff will continue to monitor and maintain a general assessment of their time as they work with the various divisions.

Bus Depot:

In June 2003, the City of Grand Junction will have an option on the depot but it isn't interested in exercising that option sooner than it has to. Ralph Schmidt of the Depot doesn't know what's anticipated. Bruce suggested that the DDA Board might have to take an active roll with the City on this issue.

Avalon Theatre:

Bruce reported that the City hasn't officially decided to take over the operations of the Avalon, but officials are interested in acquiring more information so that they can make a final determination. The DDA no longer has enough staff to assist with the Avalon's operation.

Southwest Fest:

The initial statement that was provided by the Events Coordinator Erika Doyle showed a loss of \$1,000 on the Southwest Fest although there are still bills to be paid. Janet stated that the permitting issue pertaining to the Bump 'n Jump owner was not handled well and that Erika should not have been placed in the middle of that policy issue. The Board sets the policy and it should have been up to the Board, rather than the contract person, to interpret the policy. It was unfortunate that Erika had negative public exposure because of this issue.

Art and Jazz:

Greg Finch is heading up the Art & Jazz festival which will be held on Main Street on June 7 through June 9.

Art on the Corner:

Bruce Bengé reported that the sculpture change will be May 18 and everything is on track. Bruce Hill encouraged Board members to come down to see if they could assist. The check-in is at 7:00 a.m. in the United Way breezeway and breakfast will be served. Susie Arnold is the contact person who is handling the reception and the golf tournament.

Memorandum of Understanding:

Janet Terry has consulted with Assistant City Attorney John Shaver and he has recommended a less formal format of the MOU and also a few changes in the By-laws. She will have sample copies distributed to the Board before the next meeting.

Design Action Committee:

Bruce explained that this is a new task force that has been set up at the request of the City and will meet once monthly beginning May 15, with its final meeting in October. P.J. McGovern volunteered to serve on this committee.

Union Depot:

Gregg Palmer reported that he and Bruce Hill had met with Jim Leany regarding the communications from the Colorado Historical Society. Leany's response materials will go to John Shaver for his review. John has asked CHS for an extension to the end of May for the response submittal. Some of the requests from CHS have been overlooked in the depot's restoration process, and Gregg is relying on John's relationship with the Society to keep this in good standing. The stained glass windows are not yet in place but the walls and ceilings have been restored. Bruce believes the \$70,000 went into a very good project and Gregg emphasized that the money went into restoration, not simply a remodeling project. Mr. Leany is very appreciative of the DDA's support.

Reed Building:

P.J. McGovern reported that he has received a lot of phone interest in the proposed sale of the Reed Building and he has shown the building a number of times. A market analysis will help to determine the asking price. He believes the upgrade costs will be at least \$320,000 for the facade and a minimum of \$800,000 for the interior. Two packets were delivered to him on May 1 – one from Amy at Bray and Company at 3:05 p.m. and the other from a Metro Broker runner at 4:50 p.m.

EXECUTIVE SESSION:

Bruce Bengel moved that the Board adjourn to the executive session to instruct our negotiators regarding property, discussion of RFP on the Reed Building, Section 24-6-402(4)(a).

Doug Simons seconded the motion and a roll call vote followed. Members present and in approval of the Executive Session: Bruce Hill, Doug Simons, Bruce Bengel, Gregg Palmer, Janet Terry, Chris Launer, P.J. McGovern, and Pat Gormley. City Attorney Dan Wilson was present for this portion of the meeting.

The meeting was adjourned to executive session at 8:26 a.m.