

Minutes of the Regular Meeting
Grand Junction Downtown Development Authority
June 7, 1991

Members Present: Chairman J. D. Snodgrass, Ed Chamberlin, Glen Dennis, Dan Rosenthal, Leslie Smith, Guy Stephens. Also present: DDA Director Barbara Creasman, DDA Attorney Kathleen Killian, and Secretary Mary Ann Harms.

Guests: Grand Junction High School Senior Catherine Cass; City Community Development Director Bennett Boeschenstein, City Councilman Paul Nelson, VCB Director Debbie Kovalik.

Call to Order

Meeting was called to order by Chairman Snodgrass at 7:30 AM.

Approval of Minutes

Minutes of the April 10, 1991 meeting were unanimously approved with the addition of Guy Stephens in attendance on a motion by Stephens, second by Rosenthal.

Financial Report

Creasman said the city has not posted the revenues from the County tax collections for the month. Snodgrass suggested an invitation be sent to Finance Director Lappi and City Manager Mark Achen to attend a meeting and discuss the City revenue reporting methods. Approval of the financial report was delayed pending receipt of revenue figures.

Redevelopment of West End

More detailed conceptual designs have been prepared on the West End. Creasman met with Ted Novack (Parks Dept.), Jody Kole (City Adm.), and Debbie Kovalik (VCB Director). During the meeting Novack and Kovalik were concerned about depicting development next to Two Rivers because the conceptual design may be construed as a "final" design instead of just a beginning. A joint meeting with the boards of the DDA, Parks, and VCB was proposed.

There has been some discussion at the City about the use of Two Rivers concerning restructuring, community center, convention center, etc.

Kovalik's VCB Board met with City Council in February and discussed a five year target to attract conventions of 600-1000 people. Conventions are sold 2-8 years out. It doesn't make sense to turn down 1,000 people for five days for one lunch engagement. There are also some transportation problems between Two Rivers and the Horizon Drive hotels.

A meeting date for all three boards was discussed for June 27 at the Chamber at 7:00 PM. Snodgrass said all boards needed to share their input. The DDA needs to present both current plans and various historical perspectives.

Kovalik said about every 5-7 years a new hotel enters the market. When the average yearly occupancy reaches 60%, the hotels start making money, when the occupancy is 70%-72% is about when a new hotel is due. Current occupancy in Grand Junction is 67%.

Rosenthal asked about letters being sent to developers and Creasman said no general recruitment has been done but those who have expressed interest and have been in touch have been kept informed.

Snodgrass suggested a board committee be appointed to consider the process - what is to be sent out and the timing. Stephens asked if this could be done in a workshop meeting and Chamberlin asked that the process be done in a meeting rather than a committee. Creasman said we could do it at the June 21 workshop in preparation for the joint board meeting on June 27th.

Boeschstein suggested the Board be selective about what hotel they attract. He felt there is a need for an upper medium priced hotel. Stephens said with 200 rooms and retail on the main level a lesser hotel should not be attracted.

Art Center

If the Art Center is able to option the Mercantile Building with a non-refundable \$5,000, the option will extend to March of 1992, and they will have something definite when they go back to the City in July.

Creasman said at this time we have \$1500 in good faith escrow and even though the \$5,000 was discussed by the Board, it was not committed by motion. We need to allocate an additional \$3500 and to specify whether this \$5,000 total is included in the up to \$50,000 expenditure previously approved if the project goes forward.

Motion

Stephens made a motion that the DDA approve a non-refundable \$5,000 to be used as earnest money to secure an option to purchase the Mercantile Building and that this \$5,000 be a part of the up to \$50,000 if the project proceeds. Dennis seconded the motion, Chamberlin abstained, and the motion unanimously passed.

Director's Report

Parking Text Amendment - Buildings that expand up are okay but buildings that move outside their footprint have to meet the parking requirements. As the amendment reads, \$30,000 of new construction or expansion outside of the building envelope which reduces parking must be replaced. Boeschstein said for example, Jones Realty property will not have to provide additional parking spaces as long as the remodel remains within the envelope. Stephens asked what if they have some space behind the building and Boeschstein said if they utilize parking spaces they will need to replace them. Any "new" building has to provide its own parking. Snodgrass said then if you would own a parking lot with no envelope and you put up a structure you would have to provide parking.

Boeschstein said the current requirement is one space/300 S.F., and they are considering one space/500 S.F. downtown. Chamberlin said this is a big difference. Before, a new building under \$30,000 would not have to provide parking. What is the purpose of public parking lots. North Avenue has no parking at all and the downtown is getting penalized.

Public comments need to be presented at the June 21 Workshop. Chamberlin suggested that up to 30,000 S.F. not be required to provide additional parking, as long as it can be built up within the envelope and is within the parking district.

It was decided that Boeschstein, Creasman and Chamberlin would meet later.

Demolition - 235 Main is scheduled for demolition next week.

Jail - Meet at our July workshop to discuss master plan.

RLF - Plans for the Revolving Loan Fund will be discussed at the Incubator planning retreat. New loan funding will be considered in the context of handicapped accessibility, and financing business loan demands that banks are calling, not because they are at risk, but because they are "not-profitable".

Other

Snodgrass said the Jim Gary Dinosaur Exhibit is open and he would like to thank all of the volunteers for their efforts.

Nelson said a Presidential visit is planned to Grand Junction, and a speech will be made between the Court House and the Mesa National Bank parking lot.

Adjourn

The meeting adjourned at 9:10 AM.