

Minutes of the Regular Meeting  
Grand Junction Downtown Development Authority  
July 12, 1991

Members Present: Chairman J.D. Snodgrass, Guy Stephens, Mancel Page, Dan Rosenthal, Glen Dennis, Leslie Smith, Ed Chamberlin, and Conner Shepherd. Also present: DDA Executive Director Barbara Creasman and Secretary Mary Ann Harms.

Guest: Dave Thornton, City Community Development Department.

Approval of Minutes

Correction of Workshop Minutes under Director's Report, change \$ to Square Feet. Move approval of June Regular Meeting and June Workshop Minutes. Motion by Dan Rosenthal, second Leslie Smith, unanimously approved.

Financial Report

City Finance Director Ron Lappi was unaware the revenues were delayed in posting and said it should not happen again. Creasman presented the May report for approval. The June report will start to reflect special projects and events. The 1992 Budget preparation should begin in August, with the City requesting an estimated, preliminary budget.

Rosenthal asked about the Enterprise Zone Fund on the May Budget Report and Creasman said Public Service Company had contributed \$30,000 to deposit as a flow through to Dufford, Waldeck, and Milburn for the Quarterly Report, MCEDC and the Incubator. Payments are made to these entities quarterly and the DDA retains the interest.

Approval of May Financial Report

Financial Report was approved on motion by Dennis, second by Smith and unanimously passed.

Parking Text Amendment

Dave Thornton said this was tabled by the City Council at their Wednesday meeting. Creasman said she had made a brief presentation utilizing Verhoeven's map. Chamberlin said not all the suggested changes had been made in the text he received.

There are different parking guidelines for retail, office space and wholesale. Snodgrass, Chamberlin, Skinner, Dan, Bennett, and Creasman will get together to work out these specifics. The Council has two readings and since the amendment was tabled it has not had its first reading. The DDA needs to work with the City to rewrite the amendment and submit a letter of support.

Motion

Page moved the DDA Board approve the general concept of the Parking Text Amendment and continue to review and improve the wording. Stephens seconded the motion which unanimously passed.

Meeting Date Change

The July Workshop Meeting was moved to July 26th. Further changes will be decided at that time.

Redevelopment Process

Creasman and Chamberlin met with Parks Director Ted Novack. New appointments to the Park Board are Karen Madson and Frank Dunn. We will meet with Parks executive committee and possibly with the full board in August.

Kovalik is ready to set up a meeting as there are no changes in the VCB Board makeup.

Chamberlin said he would like to schedule a meeting with Achen to start a dialogue before the public becomes involved. We need to understand the City needs i.e. accommodating service clubs, etc. We also need to set up a process for soliciting developers.

Sunshine Law

With the recent changes, the City has set up a bulletin Board to post meetings. The DDA will continue its mailouts but will also post its meetings at the City if appropriate.

Land Acquisition

The United Bank property cleanup is done and we are awaiting the analysis of the samples taken and the paperwork certifying the site. This should be to us in about two weeks so we should be able to close before the end of August providing the barrels are removed.

Board Membership

We received two letters of interest in our two vacancies. Some unfinished business regarding the appointments of Smith and Page will be cleaned up. Creasman will write a letter to Council to ratify these positions.

Conner thanked Guy Stephens for his service to the DDA and invited Stephens to the July 17 City Council meeting for the official tribute.

Motion

Page moved the Board recommend to City Council the acceptance of the two applicants, Bill Petty and Dan Rosenthal, to fill the DDA Board vacancies. Stephens seconded the motion which unanimously passed with Rosenthal abstaining.

Director's Report

There are two potential uses for the recently purchased Colorado Avenue properties; 1) Utilized by Housing Authority for low income housing and managed by them or, 2) artist space. Killian's opinion is we are protected from liability by rental agreement. The buildings have been inspected and meet code. Hardy House is currently occupied by interns. There is an artist interested in renting one of the small unoccupied houses for \$150/month. Proposal is to forgive the first month's or so rent in exchange for fix up and repair.

Creasman said the ultimate purpose for this property is parking, but there is no pressing time frame. No monies have been allocated for site demolition.

Motion

Dennis moved Christine Strong be approved as a tenant and Creasman be authorized to proceed with the lease agreement with executive committee approval and concurrence with legal counsel. Such lease is at the rate of \$150/month with the first month's rent forgiven for fix up credit. Rosenthal seconded the motion which unanimously passed.

Power Upgrade

Preliminary design work has been completed. \$35,000 has been budgeted for this project and the total project cost will be closer to \$45-50,000. A power distribution center, similar to ones used on construction sites, is included. Eventually two will be purchased. This will enable special events to have an adequate, portable power source.

Avalon

Contract with Dillon-Hunt was signed yesterday for the study.

Other

Rosenthal asked that a special letter of appreciation be prepared for Guy Stephens. Snodgrass volunteered.

Adjourn

Meeting adjourned at 9:05 AM.