

Minutes of the Regular Meeting
of the Downtown Development Authority
October 4, 1991

Members Present: Chairman Dan Rosenthal, Joe Skinner, Bill Petty, Glen Dennis, Mancel Page, Ed Chamberlin, Leslie Smith, Conner Shepherd. Also present: DDA Attorney Kathleen Killian, DDA Director Barbara Creasman, and DDA Secretary Mary Ann Harms.

Guests: Jody Kole, Assistant to the City Manager, Darold Sloan, Chief GJPD.

Call to Order

The meeting was called to order by Chairman Rosenthal at 7:30 A.M.

Introduction of Chief Sloan

Police Chief Darold Sloan was introduced to the DDA Board. The Board welcomed the Chief to Grand Junction and the Chief pledged to work closely with the Downtown.

Approval of the September 6, 1991 Minutes

Minutes of the September 6, 1991 meeting were unanimously approved on a motion by Petty, second by Chamberlin.

1992 Budget Approval

Changes since the last meeting are as follows: Benefits and Salaries up slightly includes a 6% increase, Art On The Corner Expenditures increased to \$15,000 due to cost of brochure. Skinner asked about the 1992 proposed carryover. Creasman said we will do Third Quarter projections for the Board.

Motion to Approve Budget

Skinner moved the 1992 Budget be accepted as presented, Chamberlin seconded the motion which unanimously passed.

The Board thanked the Finance Committee for their work.

1992 Capital Project Update

Presentation to the CIP Committee will be October 8th at 1:00 P.M.

Power Upgrade Project has been increased to \$61,000 to allow for the additional cost of a sound system. The sound system is separate however, there would be a cost savings for doing

the whole project at one time. Upgrade is in the 300, 400, 500, and 600 Blocks of Main. No upgrade has been done since 1962. The project also includes additional lighting in the 500 and 600 Blocks and a power box.

Fifth Street Corridor - have requested \$150,000 from the City and DDA has pledged \$50,000 for this mid-range improvement plan. We might be able to phase construction but concrete bump out with landscaping and proper drainage must be considered together. We must do good signage for Downtown. Petty said it appeared any serious work on the 5th Street Corridor is very far out in the City's long range planning except down by the bridge. Creasman said we need to start working with the State Highway Department early on in the project. If this project is 15 years out we would not want to spend any more on design, if 5 years out may want to. The cleanup of 5th Street is vital to the Riverfront and the Downtown.

Kole said the requests are double the available funds. The DDA should consider how to proceed if no funding is provided in 1992 or 1993.

Downtown Restrooms have also been requested. In order to have a viable request we need to construct the bathrooms next to an alley site on public property; a survey of existing public restrooms needs to be made and these locations listed on a map i.e. Whitman Park, City Hall, Police Station, Bus Station, etc., and survey downtown businesses that would be willing to house or have public downtown restrooms.

Shepherd said a breakdown of estimated public use is needed for tourists, special events, etc. versus customers to downtown stores and use this information in a presentation to Council. Data is needed to support this request. Creasman said under the forthcoming handicapped legislation it is important to provide good information to businesses about what they are and are not expected to do. It was suggested that public support must be demonstrated.

Art On The Corner

Creasman said she and Killian met regarding the AOTC purchase contracts. The letter contracts are acceptable as written except they must be written on DDA letterhead and be executed on behalf of the DDA. At this time it appears Chamberlin is personally liable and we need a motion to ratify and approve all previous contracts.

Motion

Petty moved to authorize and approve the actions of the Art On The Corner Committee since the DDA became managers of the project. Dennis seconded.

Creasman said if desired, a pay schedule can be incorporated into a letter of agreement and approved by the Board in the future. The two recent requests came about because payments were not addressed in their agreements. Petty said we should pay one-third of the purchase price on October 1st as a standard to avoid preferential treatment and problems and incorporate this into a new letter of agreement.

Motion

Chamberlin moved to pay \$1,000 to BobbiE Lawyer towards the purchase of her sculpture. Petty seconded the motion.

The Art On The Corner brochure should be ready next week.

Director's Report

- Jim Haire's sculpture "Keaton" sold to a private individual. The sale should be finalized next week.
- Larry Mezzeno has offered a potential for interns from the Mesa State College School of Business. If interested in an intern for your business contact him directly.
- Downtown Development - read the article from Denver.
- Note the article on Loveland's commitment to the arts.
- The redevelopment committee has met and there is a handout of the draft information. We will meet with Mark Achen and redraft and work with this at the City Council Committee level. We need to make sure the right questions are asked of any developer. We will mail out 20-30 packets and will start with 15.

Adjourn

The meeting adjourned at 8:45 A.M.