

DOWNTOWN DEVELOPMENT AUTHORITY MINUTES
Regular Meeting/Workshop Meeting, January 17, 1992

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

Guest: Bennett Boeschstein, Director Community Development, Pat Gormley.

Call to Order

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

Approval of Minutes

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

Financial Report

November is traditionally a low income month. Major concern at this time is the projected tax revenue which has been overestimated for the past few years. We need to follow 10109 District, as well as 10108. We will go over this at the February Workshop in detail. Pooled interest of \$5,000 is the figure the City has given us. Direct interest is the TIF reserve. 1991 carryover is still approximately \$33,000. The 1992 budget anticipates using about 25% of this carryover or \$ 8,000 - 10,000. Snodgrass said we have had a deficit budget for the past several years and yet had maintained an adequate carryover.

Motion

Snodgrass moved the Financial Report be approved, Shepherd seconded the motion which unanimously passed.

Redevelopment

235 Main Cleanup - Drew Reike with the City Fire Department wrote a letter concerning the environmental review and sent it to the State requesting that a closure not be granted based on his concerns. Storage Tank responded to these concerns, and we are now awaiting the State Health Department response which could take several months.

Basic concerns were ground water contamination making it unfit for source of drinking water. Snodgrass said the concern is off property contamination i.e. the property is clean but what has migrated.

Creasman said the biggest concern to us is the adjacent alley. Killian said we may wish to have our own environmental report done. Creasman said one of the basic concerns in the Reike letter is the 100 parts/million level previously agreed upon by Storage Tank, United Bank, the City and the DDA, is questioned.

Golden Property - Golden has asked Storage Tank Technology to submit a closure. Permission was granted for him to use information from his report to the DDA. The east edge of the Golden property which borders 235 Main shows clean.

Creasman said we might wish to review all of our environmental reports and verify that sufficient testing has been done.

Redevelopment Packet - Skinner said delay has been to have the packet go out with all necessary information included and to allow a series of meeting to take place. In various discussions it was felt there was a need for Embassy Suite type accommodations which would have the per room cost double. A meeting with Parks (Novack and Mumby) is scheduled this week and then attend their February board meeting.

Choice Hotels was contacted regarding development and they said financing is the issue - if we find the financing they will do the project. It was suggested that any new money for development is going into RTC properties and these are the type of challenges we will have to work with. By the next meeting the development packets will be out. Rosenthal asked how many we were mailing, and Skinner said we are mailing to anyone who has contacted us or expressed interest - we'll send out 30-40 initially.

Snodgrass asked if the contract on the bank property had been extended, Creasman said Mavrakis is preparing the paperwork. He also asked if all the testing had been done on the Golden property and Creasman said Storage Tank is just now filing the closure papers with the State. Snodgrass said the property is certified clear we need to get it back under contract. He also said a meeting needs to be set up with Drew Rieke and Bennett Boeschstein so we can learn Reicke's approach and how we are expected to react to his reports. Creasman said she will invite him to one of our workshops.

Avalon Tour Review

The Sweet Adelines have given us \$1,000 and we received another \$1,000 from a private individual. Drawings of the Avalon have been received from Dillon which provides an

overview including our buildings and shows the expansion radius. There would be a question of ingress and egress if we expand across the alley. There are power and telephone lines in the alley but no sewer. The transformer would need relocating. It should not be more difficult than an alley undergrounding project.

It would cost about \$96,000 to bring the basement up to code (usable for stage area). If the projection room is used 1275 seats could be provided. If we don't expand there would be 1,000 seats. Certain questions still remain. We need to work with others who have done recent restoration work. Chamberlin said the code for historic buildings allows variance.

Rosenthal asked where the project goes from this point on and Gormley said the Avalon is on the fringe of the cultural district issue. The symphony wants 1500-2000 seats or the same number as Grand Junction High School provides (1500+). Are we far enough along to go to the City for an extension of the option on the building.

The cultural district currently requires a population of 100,000 and imposes a 1/10 of 1% sales tax which translates to approximately \$500,000. This \$500,000 won't be enough to support everything so it has been discussed raising it to 2/10. The museum currently receives \$450,000 from the County. Snodgrass said he attended a meeting regarding the formation of a cultural district and all groups want to pursue the formation of a cultural district to assure they have operating funds in the future. Cultural district funds may be used for capital projects or operating and maintenance, not restricted in the statute. The Metro area district has funded operations to this point.

Creasman said this may be a difficult political issue if we change the funding formula. We might not get east slope support as they fear the western slope might mess up the existing program for them. It has been suggested that the cap of 1/10 of 1% be eliminated from the statute and be left up to the local voters. If this is on the November 1992 ballot will the voters support it? Skinner asked if we get a cultural district will it have a Board? Snodgrass said in the metro area some are appointed by County Commissioners and some by the Governor. The statute would be amended to allow a joint City/County Board. Snodgrass said an informal meeting needs to be held which includes the City, County, Riverfront, etc. and at some point a more public format is needed.

Director's Report

KJCT Questionnaire - This is a direct result of the story before Christmas regarding the number of downtown stores open on Sunday. Mike Moran wants to do a downtown survey and has provided us with a draft questionnaire. The survey will be followed up with interviews on development, etc. This will not be a scientific survey. If a survey of towns throughout the state would be done, it would be found that few towns are open at night or on Sundays. KJCT is going ahead with this project with or without downtown consent.

Some suggestions were to shorten the form and number of questions and to be sure that the questions asked are as positive and accurate as possible.

Bank of Grand Junction - The Bank of Grand Junction has a contract on the Village Fox property. They would like to purchase the public parking lot behind the Fox for their drive-up via a trade with the City.

Pigeon Control - Rosenthal said we need to get something done about the current problem. Creasman said she has been contacted by various people regarding control methods including one man who traps the birds and will follow up on various alternatives.

Adjourn - The meeting adjourned at 9:00 A.M.