

DOWNTOWN DEVELOPMENT AUTHORITY
May 1, 1992 Board Meeting

Members Present: Chairman Dan Rosenthal, J.D. Snodgrass, Leslie Smith, Glen Dennis, Joe Skinner, Ed Chamberlin, Ex-officio Member Mike Shafer, Vice President Downtown Association.

Also Present: DDA Attorney Kathleen Killian, DDA Director Barbara Creasman, and Secretary Mary Ann Harms.

Call to Order

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

Financial Report

The Financial Report was approved on a motion by Snodgrass, second by Dennis.

Minutes of March 17, 1992 Meeting

Creasman said the Council has not approved the offering of Riverfront land to the Museum free and the paragraph addressing this should be deleted.

Motion: Minutes were approved with the above deletion on a motion by Skinner, second by Snodgrass.

Justice Center

When County Commissioner John Leane addressed the DDA Board he asked the DDA to support the justice center. Dennis said that Page, who could not attend this meeting, asked that the DDA not take a stand on this project as nothing positive is to be gained from it and it (the project) will happen anyway. Dennis said he, personally, was in favor of the letter of support.

Skinner said there are two issues; one that the DDA has always supported the Downtown location and two, whether the DDA supports the current plans. Snodgrass said the DDA should reaffirm its prior position and that if and when the center is built it be in the downtown area. It was suggested that the last court house remodel was only stop gap and that when the State says you will build a new facility you will build it. The County must furnish State mandated services.

Motion: Snodgrass moved the DDA Director send a letter to the Commissioners reaffirming the positions the DDA has taken in the past regarding the location of government offices in the downtown area and that the DDA supports the location of a Justice Center in the Downtown area. Skinner seconded the motion which unanimously passed.

Killian cautioned care in the phrasing to not imply the Jail and Court House necessarily be located together.

Awards Presentation for Annual Dinner on May 14

There have been no major capital projects to award for this year. The following projects were considered by the committee:

1. The Regis
2. Mesa National Bank parking improvements
3. Schiesswohl building remodel
4. Rice's receive a Civic Award
5. Energy Office downtown support through the recycling of funds from low income housing programs
6. Bank of Grand Junction - not until 1993
7. 7th Street Improvements - City. Not Complete.
8. County Jail Siting

It was decided to award The Regis, Mesa National Bank, and the Energy Office.

The Downtown Association Awards will be as follows:

1. Best Window - Dinosaur Valley
2. Special Award to Eugene (man who passed out the gum)
3. Downtowner Award to Dick Sparn
4. Outstanding Individual Award to Pat Gormley

Skinner and Snoggrass asked why the County should not be considered for the jail. Chamberlin said if the goal of our bricks and mortar acknowledgment is to award the elimination of blight the jail is an excellent project. It was decided that the County be added to the award list for the siting of the jail project.

VCB

It has been requested that the DDA pass a Resolution or send a letter of support for the new location of the Visitor Center on Horizon Drive and I-70.

The Downtown Association's position on this issue is that the Horizon Drive entrance to Grand Junction is only one of many and the last thing the Downtown wants to see is signage directing tourists to Horizon Drive for information and away from downtown. Bruce Bengel has requested that the DDA not take any action until after the meeting between the Association and the VCB.

A signage committee has been formed and one of the issues raised was directing traffic away from the Clifton and 22 Road Exits to the Horizon Drive Exit. Chamberlin said sequence signage is what we are suggesting from Horizon Drive to Downtown. The need is for some kind of consistent information.

A meeting between Creasman, Bruce Bengel, Ron Maupin and Jon Schler from the State of Colorado, Department of Local Affairs was held to discuss 5th and Ute entrance sign.

Mike Shafer said the Downtown Association's concern is that with the VCB located on Horizon Drive all convention would be booked out there.

Snodgrass stated a conflict of interest at this point as his firm represents the owner of the proposed VCB location on Horizon Drive and will not participate in discussions or votes on this issue.

Creasman has met with Kovalik and the VCB is convinced they are doing what is best for Grand Junction and that tourism is an external not an internal function.

The concern expressed was that the DDA makes sure the VCB process of relocation and signage not eliminate downtown and direct people away.

Redevelopment

Skinner passed out a questionnaire for the Board to fill out to facilitate the redevelopment direction. To date the Board has not taken a systematic approach to development and this questionnaire is for background information and trying to get a direction and the first step in the process is to eliminate confusion. The committee will get together before the next meeting to review the results. At this time a Salt Lake City developer is willing to talk to the Board about redevelopment.

Cancellation of May 15, 1992 Meeting

It was decided that the May 15th meeting be cancelled as it is the morning after the Annual Dinner. A memo will be sent out to those members not present at this meeting.

Micro Brewery Project

This is the project in the old Mountain Bell Building on 7th Street. Frank Bering (Winery) and Brad Brehmer (Blue Moon) have expressed some concern about parking. Creasman said she will be meeting with the brewery representative today and the last time she counted spaces behind the Winery there were 16 open slots at noon. If there are no objections, this project would not have to go through a public hearing. It is the DDA's position that existing parking is for existing businesses and structures as per last years City ordinance.

Chamberlin said he will abstain on this issue since he is an owner of the building and Snodgrass said he would also have to abstain as his firm represents Bering.

Paul Nelson represents the seller and Bob Colony represents the buyer.

Bank of Grand Junction

The Bank of Grand Junction closed on the 3rd and Main property and has approached the City and the DDA regarding a property trade. Creasman will be meeting with City Staff regarding this matter and will report back to the Board.

It was felt that parking should be replaced with parking. A property to consider acquiring would be the Schmidt property on Main which would provide added lots on 3rd and Main tying into the DDA development area. Chamberlin said this would be counter to the Master Plan as this area is more desirable for shops than for parking.

Smith said she must abstain from the 3rd and Main discussion and the Schmidt property.

AOTC Reception

May 16th is the changing of the sculpture on Main Street and a reception will follow. There is a great new show with 35 pieces. Snodgrass thanked the AOTC Committee for their outstanding efforts.

Art Center

The Art Center wants to pursue their relocation to downtown, but want to be low key until the Special District vote. This this will give us time to work with them and the owner of the Mercantile Building.

Adjourn

The meeting adjourned at 9:10 A.M.