

DOWNTOWN DEVELOPMENT AUTHORITY  
June 5, 1992

Members Present: Chairman Dan Rosenthal, Leslie Smith, Glen Dennis, Bill Petty, J.D. Snodgrass, Mancel Page, Ed Chamberlin. Ex-officio Pat Gormley.

Also present: DDA Director Barbara Creasman, Secretary Mary Ann Harms.

Guest: Ginger Rice, The Daily Sentinel

Call to Order

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

Approval of May 1, 1992 Minutes

Minutes were unanimously approved on a motion by Smith, second by Rosenthal.

Financial Report

Revenues are running ahead of expenditures at this time due in part to the Enterprise Zone monies. Our current grant will close out in the next 30-60 days. We will get to keep \$7500 on a 1:1 match. The Enterprise Zone grant funds go with the State's fiscal year (part of the Long Bill).

Motion: The May Financial Report was approved on a motion by Petty, second by Dennis and unanimously passed.

Finance Committee

Report was deferred to Executive Session.

Downtown Parking and Review of Regulations

The Downtown Parking issue came up at the Planning Committee meeting on Tuesday in reference to Enfield's and the Brew-Pub. The current ordinance was for a one year period and will be running out this fall and we need to work on it. There was no problem at the Planning Commission Hearing with Enfield's but there were objections from the Blue Moon and The Winery regarding the brew-pub. It is hoped that in the future if businesses have a problem with a new development they will come to us prior to this type of public hearing. The deadline on the parking ordinance is August.

Rosenthal said Frank Bering and Brad Brehmer had spoken with him and the Blue Moon is concerned about the parking issue affecting his lunch crowd and Bering is worried about his

dinner crowds parking. Rosenthal did not feel they were antagonistic, just concerned. Creasman said Brehmer is willing to serve on the parking committee and both men need to interact with their downtown neighbors.

Chamberlin said the tone of the parking ordinance sets public parking with the City. Creasman said one of the issues is how full does a lot need to be before additional parking is needed. Private parking is available for employees. Creasman said the parking issues raised by Joufflas was invalid as they were not aware that downtown businesses are assessed for parking and River City is not. Snodgrass said we need to work with the Association on this issue.

### Redevelopment

The committee met with Lee Talbot, from ADL in Salt Lake City, and Talbot felt a hotel is our best development chance. Creasman said we have received additional environmental reports and Roger Moore will attend our June 19th Workshop to review 235 Main.

We do not have a contract with Talbot and he is doing work for us in "good faith". A letter needs to be sent to him, after review by Killian, indicating we are actively pursuing the project. Snodgrass said even if not a "legal" tie a "moral" tie is implied. Anyone in the development business assumes this type of risk. Gormley asked if Talbot is willing to bring in financing and Creasman said he will work on a financial package.

### Downtown Restrooms

A site plan is being developed and the initial restroom design has been done. There will be no public hearing until Frank Wagner completes the site plan and Parks, Public Works and Planning review it.

### City Resolution

The City of Grand Junction has passed a Resolution supporting the jail site.

### 30th Anniversary Events - June 13 and 14, 1992

Commemorative Announcements in front of the Dalby Wendland Building at 9:00 A.M., 6/13.

Parade at 10:30 A.M.

Luncheon 11:30 A.M. at Two Rivers. Joe Lacy is one of the speakers and will present a 24 minutes slide show. Barbara Hyde, who was the Botanist for the project, will also be in attendance.

Wine Tasting will be at 4:00 P.M. in the Norwest Plaza. Jazz Infusion will entertain.

There will be a barbecue from 4:30 PM - 9:00 PM in the 6th and Main Intersection.

The Tones will play for the street dance from 8:00 AM to Midnight.

KKLY will have an all day program on Saturday and KREX has an hour long show based on Operation Foresight and will be conducting a series of interviews on how the Shopping Park is today and what it will be in the future.

The Museum will conduct a walking tour on Sunday, June 14th.

Motion

Snodgrass moved the Board adjourn to Executive Session to discuss real estate matters. Petty seconded the motion which unanimously passed.