

DOWNTOWN DEVELOPMENT AUTHORITY
Minutes of the July 16, 1992 Meeting

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

Guests: Julie Dibsie, Downtown Association President, Mike Shafer, Downtown Association President, Richard Sims, Museum of Western Colorado Director.

Call to Order

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

Approval of Minutes

Minutes of the June 5, 1992 Meeting were unanimously approved on a motion by Snodgrass, second by Dennis.

Financial Report

May 1992 Financial Report was presented. Revenues are ahead of schedule due to the enterprise zone, \$19,000 in enterprise zone funds were expended in June. The Avalon Theatre funds show only what was left in the budget and do not reflect the Two Thousand Dollars donated by Mr. Jonson and The Sweet Adelines.

Motion

The May Financial Report was unanimously approved on a motion by Snodgrass, second by Chamberlin.

Election of Officers

The nominating committee recommended Bill Petty for Chairman and Joe Skinner for Vice Chairman.

Motion

Snodgrass moved recommendations of the committee be accepted and Bill Petty be approved as Chairman and Joe Skinner as Vice Chairman. Motion was seconded by Dennis and unanimously approved.

Board Vacancies

Advertisement for the two vacant board member positions to replace Leslie Smith and J.D. Snodgrass will run this weekend. Shepherd suggested a memo be sent to the Chamber leadership forum for potential applicants.

Signage Committee

Chamberlin said the VCB sign committee has met four times. Problems have been identified and the five entrances have been discussed, including modification of Interstate signage. Care must be taken not to dilute Downtown identification. Gensler of Denver has proposed types of signs and would like to be consultants on the project. Creasman said prior signage efforts have never been completed and we need to get something going. Rosenthal asked about the new blue City signs and Shepherd said they are simply a tool to identify City boundaries. Chamberlin said he is concerned about sign pollution.

The sign committee has members from the State, the City (Tontolli, Relph), hotels, Frank Berring, VCB, and Wendy Hayduk from the Downtown Association. The City has offered the Committee their help and support. Chamberlin suggested the DDA form a partnership with the VCB and give \$500 - \$1,000 to help with the planning.

Creasman asked Dibsie if there was anything to add from the Downtown Association meeting and Dibsie said it was their understanding this would be a long process. Chamberlin said signage may be ready to go by next spring.

Groundwater

A letter has been sent to all three of our state legislators. Tilman Bishop called and suggested we may wish to hold a meeting in the Fall with our representatives and the State Department of Health and the Mesa County Health Department. What the State has adopted is in compliance with federal regulations.

Golden Property

Golden is now checking with family members to proceed. At this point Golden considers the environmental study complete.

Parking Issue

Creasman met with acting Community Development Director Claudia Hazelhurst and Public Works Director Jim Shanks. Jon Schler will have his summer interns do a visual survey of spaces. The ordinance is good through September and the DDA needs to make a recommendation. It is a temporary ordinance but can be continued by Resolution and modified slightly to include provisions for modifications and reevaluation.

The brew pub is still on track and is currently finalizing financing. They have investigated RLF and IRB funding and met with a securities broker.

At the last enterprise zone meeting in Denver the state is willing to look at economic development programs and something may be able to be arranged through CHAFA as an umbrella. There is a potential for hotel funding if the local community is behind it as these are tax exempt funds. Creasman will check on potential for westend development after December 1992.

Museum of Western Colorado

Sims said Chamberlin and a Denver firm conducted the site selection process over the last several months that lead to the R-5 and C.D. Smith site selections. At this time it is a toss-up between the two. Property acquisition proposals are out.

The Museum will be meeting with School District 51 at the end of July and the School Board and C.D. Smith is preparing a detailed reply. The City is also a player - right now at staff level and later a presentation to the Council. Site selection may be made the 3rd Thursday in August. After selection, a master plan will be developed and funding strategies explored.

The Cultural District will be before the voters on November 3rd. 1640 signatures were needed on the petitions to place the issue on the ballot and over 2,000 were secured. They will be formally presented to the County Clerk on Monday. The District is asking for 15/100 of 1% of the sales tax revenues which will equal \$900,000/year. The daily cost to the tax payer is 2 cents. The Committee cochairs are Maxine Albers and Terry Farina.

Dennis asked what are the museum's plans if the cultural district is defeated? Sims said plan "B" is no museum growth at all - an austerity mode including staff layoffs. Plan "C" is to go back to the County.

The Resolution vote will require a simple yes or no.

Page asked if there was any further information regarding the site selection. Chamberlin said it is easier to plan R-5 but C.D. Smith is more affordable - the history museum lease is for \$1/year and there is excellent storage and Whitman Park is readily accessible. Creasman said Whitman Park would be used for outdoor functions and exhibit and some limited parking. Either R-5 in the 7th Street Corridor plans or 5th Street in the 5th Street and Riverfront Corridors plans fit with the museum development.

Sims said Chamberlin and Creasman will be invited and the DDA Board is welcomed to attend a predevelopment meeting with the city to do long range planning. Regarding restrictions for cultural district funds Sims said there were no restrictions regarding use of this money for capital projects but the museums intends to use it for O & M.

Snodgrass thanked Sims for coming to the Board Meeting and said the Authority is supportive of the Museum in the Downtown area and to please keep the Board informed things progress.

Restrooms

Frank Wagner developed the current site plans with help from Chamberlin and his Canyonlands comfort stations project. 2.5 parking spaces will be lost in this plan but the restroom fits into the corner and the traffic circulation is the same. The Maintenance Committee reviewed the plans and had questions about detailed drawing, heating, fixtures, door locks, etc.

Mark Angelo, Grand Junction Police Department Crime Prevention Officer, said he would be happy to offer recommendations and assistance. Mike Shafer said the department had offered volunteer assistance to lock the doors. Creasman said the restrooms will be cleaned twice daily and maybe following the second cleaning they could be locked by the parks employee.

Creasman said Frank Wagner is developing more detailed plans based on Public Works information and this will be presented to the City CIP Committee on July 27th. If these plans are approved the project will go to bid. Snodgrass suggested an official allocation of DDA funds be authorized at the next meeting. Page asked who made the site selection and Creasman said it was recommended by the committee due to the central location and being next to the sidewalk and corner.

Director's Report

Assessor. Creasman and Skinner met with Eddie Holland at the Assessors Office regarding 1993 reassessment. They will track downtown properties so we will not have to go to the building department for the information.

Grand Junction Housing Authority/DDA Joint Meeting. Housing Authority attendees were Fred Sperber, Dennis Simon, Bill Bessinger, Cindy Enos, and Jody Kole, acting housing authority director, Betty Bechtel, Housing Authority Attorney, DDA attendees were J.D. Snodgrass, Mancel Page, Glen Dennis, Joe Skinner, Dan Rosenthal, and DDA Director Barbara Creasman.

A brief report and update were given. There is a joint venture between the two agencies. Loans were for a ten year period but are renewable at the owners discretion unless the properties are sold. Anticipation is for 2-3 payoffs/year. An executive committee has been formed to manage the fund and make recommendation. The owner of one of the Housing Authority properties has offered to pay \$2500 cash for a \$3,878 loan, with no interest, with the property then declared free and clear.

Liquor Permit

Motion. Chamberlin made a motion that the DDA apply for a liquor permit for the Association to use for an August Harvest Festival. Mancel seconded the motion. Snodgrass amended the motion to include "provided adequate proof of insurance is provided". The motion unanimously passed.

Avalon Theatre. The building next to the Avalon is for sale for \$50,000 and it was suggested the DDA help with the option. Creasman will follow-up on this. If we proceed we should make sure the building option is longer than the theatre option.

Schmidt Property. Shepherd suggested acquisition or possibly lease with first right of refusal for development purposes. Chamberlin said parking is a good short term use but foresee shopping along this portion of Main Street.

Vacant Buildings. Chamberlin said there are suddenly a lot of empty and soon to be vacant building downtown and asked what the administration was doing about it. Creasman said there are a lot of inquiries about downtown space.

Adjourn

The meeting adjourned at 9:15 A.M.