

DOWNTOWN DEVELOPMENT AUTHORITY
October 1, 1993 Board Meeting

Present: Bill Petty, Glen Dennis, Mancel Page, Joe Skinner, Ed Chamberlin, Mark Hermundstad, Bruce Hill, City Council Representative Dan Rosenthal, Ex officio Pat Gormley, DDA Director Barbara Creasman, Secretary Wendy Schade.

Absent: Jean Sewell, DDA Counsel Kathleen Killian

CALL TO ORDER

The meeting was called to order at 7:35 AM by Joe Skinner.

MINUTES

Dan moved to accept the minutes of September 3. Bill second. Unanimously approved.

PUBLIC WORKS - MARK RELPH

Grand Avenue Project

In order for this project to run smoothly, citizen participation is important. Those who front Grand Avenue will be the most affected. There may be detours to streets such as Gunnison. If half of Grand Avenue stays open during reconstruction, progress will be slower and the cost will increase.

No additional lanes will be created. The five existing (two lanes in each direction plus left hand turn lane) are just too narrow. They don't meet any recommended standards for a street, which is a minimum width of 12 feet; 14 feet is preferable, especially for 45 mph +.

During peak hours, a problem occurs on Grand Avenue between 7th and 12th, because there is not a left turn lane on 7th to get on Grand. Removal of island is quite an issue, since it is the beginning of the historic district.

The majority of accidents that happen between 1st and 7th on Grand, happen at 1st Street.

Warpage is the most important reason for reconstruction of Grand at this time. It cannot be overlaid.

Public Works will first approach those in the area Block by block. Then they will go to the larger groups, concerned about how reconstruction will affect downtown. The school district will also be approached, regarding bus routes. In November this issue will be hit hard with preliminary discussions.

Ten Year Plan

In the past, a wish list of capital improvements was put together in August, the staff deciding what has the highest priority. When the Plan is presented to City Council, it's balanced for full 10 years. Many projects are listed as "year unassigned", which means they are worthy projects, but have not been able to determine when they will be done.

Mark would like to start discussions in March, so there would be more time to prepare the Ten Year Capital Improvement Plan. This would allow time for citizen input. One month preparation is too rushed.

Public Works has not had time to pursue a foot bridge in Orchard Mesa.

The Ten Year Plan is good for a couple of years. After that priorities are often reshuffled. The goal is to complete one major street construction each year.

Tourism Signage

A formal presentation was submitted to street transportation. The state has said that guide signs are not allowed; in order to avoid sign pollution, signs can only be placed in front of the buildings they are signing. But we need guide signs; many have trouble finding Downtown.

The Mayor has sent a letter asking the Governor for help, using the argument that there is no continuity throughout the state. Some communities are allowed to put up guide signs.

The cause of the problem is different interpretations by different engineers. Downtown Grand Junction cannot use the word "historic".

Ed, a representative on the signage committee, made a motion to send a letter, supporting city signage program, to the Governor. Bill second. Approved. Barbara will draft a letter.

There is a formal appeal process in front of a 3-member board. Representative will need to go to Denver. Governor Romer should be there.

5th Street Viaduct

Within our district, a feasibility and conceptual design was created. Estimated cost for structure would be \$4.3m. This does not include landscaping or lighting. Land will probably not have to be acquired. Public Service's power line is not totally within easement. Therefore, it will be a tough project to relocate part of the line.

The design shows nothing more than sidewalk and pavement. It only goes from Struthers to South; it does not extend all the way to Pitkin. The four lane bridge will carry until the turn of the century, with the exception of northbound traffic--

right hand turn onto Pitkin. The City will have to work on this and probably will require purchasing right-of-way.

There is lots of movement, but no right of way, north of the tracks under the viaduct. Hoping to create a cul de sac.

A bike lane has been included in the conceptual design. Will look at screening and a deceleration lane.

It will take a full year in order to complete. Will work longitudinally (half at a time) plus provide 7th & 9th Street as detours.

Lighting and landscape are included in the budget, not streetscape. Federal dollars can also provide a bike lane as long as the City maintains it. Public works will ask somebody to design plan for these amenities--choosing types of plants, etc.

Dan would like list of DDA priorities to take back to City Council.

FINANCIAL REPORT

The "xs" in Revenues Report don't mean anything. 90% of property tax is in. Special projects, such as the Avalon are very high. Haven't claimed state EZ grant. Most will go out to MCEDC and Incubator.

Parking lot rent is still negative. Too much was received last year; an adjustment has been made.

The Association should be able to pay the \$10,000 balance due for 1993 Administrative services by the end of the year. But a \$2500 deficit still remains from 1992. Enterprise Zone money can't be spend on the deficit. It has to be used for what it was donated for. However money paid for dues can be used.

DIRECTORS REPORT

Museum

The Museum is scheduled to attend City Council's Workshop on October 4. The Museum will be making a formal presentation to City Council on the 6th or the 20th. They will be asking for \$500,000 to purchase the CD Smith building. They may decide to double the request. Upon approval, they will have a stable base to proceed with fund-raising.

Partners/Jerry's Weight Room garage

The estimate to tear down the old garage at Jerry's Weight Room is \$4,000, which Ed says is probably reasonable.

- Partners will locate a contractor for demolition. (DDA couldn't get anybody to bid on it).
- DDA will pay the cost of demolition.

- Partners will be responsible for clean up.
- Need to make sure there is liability insurance and Workman's Comp. Partners will take responsibility for not harming the adjacent building. (The front of Jerry's Weight Room has no use. Wouldn't care if it also came down. Will cost more to remove in segments.

It would be best if this situation was resolved before cold weather.

Historical Survey

The Association has contributed \$100 to this survey. Barbara recommends DDA contribute \$500 to this cause. If successful, property owners should receive tax credits.

EXECUTIVE SESSION

Bill made a motion to go into Executive Session. Glen second.

ADJOURNMENT

Mark made a motion to adjourn. Bill second. The meeting was adjourned at 9 AM.