

DOWNTOWN DEVELOPMENT AUTHORITY
November 5, 1993 Board Meeting

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

Absent: Joe Skinner

CALL TO ORDER

The meeting was called to order at 7:30 AM by Mark Hermundstad.

MINUTES

Bill moved that the minutes of October 1 be approved. The vote was unanimous.

FINANCIAL REPORT

73% of the revenue expected for 1993 has been received. Public Service donated \$30,500 to the Enterprise Zone, which is being divided between Mesa County Economic Development Council, Incubator, and Downtown. The state EZ marketing grant for 1993 has not yet been received (\$15,000 due). \$5,000 will be received in 1993 for '94 grant; \$15,000 in 1994.

Expenses for 1993 are pretty much on target.

At an upcoming workshop, Barbara will do a narrative of what is included in each item on the financial report.

Dan motioned to approve the report. Ed second. It was approved.

1994 BUDGET APPROVAL

The DDA's budget for 1994 must be approved today. This is necessary in order for the City, on Saturday, to approve their overall budget. Today's budget is subject to change. Adjustment downward will be done internally. The City does a supplemental budget in February or March and then again in the Fall.

The proposed property tax revenue for 1994 is \$62,000. The increase is based on the new inclusions.

The Enterprise Zone contributions, in the past, have not seen a lot of activity, so DDA did not always take the 5% administrative fee. This will no longer be the policy. The 1994 special projects have the 5% figured into the totals.

Mesa County Economic Development Council will be initiating a fund drive. It has agreed to the 5% charge.

People who donate don't have to go through the Enterprise Zone unless they want the credit.

The City determines what to charge the DDA for General Liability, Audit, and Data Processing.

The City has determined that over \$5,000 will be charged to the DDA for Data Processing in 1994. The DDA does not find this proposal advantageous, since the equipment purchased from the City was used equipment that has needed to be serviced. An older printer has been repaired 3 or 4 times. For \$5,000, the department could have new equipment. The monthly newsletter is still produced by the cut and paste method.

Dan motioned to approve the 1994 proposed budget. Jean second. It was approved.

RESOLUTION CERTIFYING 1994 MIL LEVY

The 5 mil levy is used for administrative purposes. We are capped at 5 mils; the City and County have the right to a 5.5% increase. The DDA can only use this increase if their levy is under the 5 mills.

Bill made a motion to adopt the resolution. Ed second. It was approved. Joe Skinner will sign the resolution.

RELOCATION ASSISTANCE FOR PLUMP & LUSCIOUS

Plump & Luscius will be moving November 15th, at which time their lease will be terminated. At the last workshop, it was discussed and approved to give Shirley Lent, owner of Plump & Luscius, \$1500 for relocation expenses. However, it is necessary to ratify this decision at a regular meeting.

Mancel noted that Plump & Luscius has never belonged to the Association and would like to see that money used to establish Shirley as a member.

Since Shirley had already been offered the \$1,500, it was suggested that the offer stand, but that efforts would be made to recruit her.

The motion was passed with Mancel abstaining.

A suggestion was made to rent out the building on a temporary basis. A Christmas store is the only possibility.

DIRECTOR'S REPORT

Mark Relph would like to have a representative from the DDA in the core group, which will be overseeing the Grand Avenue road improvement project for the next 6 months. Only a few meetings are anticipated. Glen Dennis volunteered.

For November's workshop, Bennett Boeschentstein will present the Transportation Plan for DDA input. This includes discussion of pedestrian walkways, bike lanes, and beautification amenities on Ute and Pitkin. It is important that Ute and Pitkin would be user friendly, easy accessibility to businesses.

Woolworths

Woolworths in Grand Junction has been a profitable venture. But a corporate decision to close 10% of the stores nationwide included Grand Junction. Although many citizens disagree with this decision and want the store to remain open, it is unlikely that a petition will be circulated asking to save the store.

The building that has been leased by Woolworths has 3 owners--Jim Golden, Leland Schmidt, and Shari Raso. In order to convert back to 3 buildings, Woolworths will have to put the dividing walls back up.

Leland's lease expires in 1997. He has not yet been contacted by Woolworths.

Woolworths expects to be out in January.

Signage

Signage is needed at the intersection of G & Horizon. The proposed tourist signage would correct this problem.

Mark Relph is still waiting for a response from the State. If the State doesn't approve signage, Mark was not sure if the City would put up signs where the State is not involved.

MUSEUM UPDATE - Richard Sims

On Wednesday, November 3, the City Council voted 6:1 to purchase the C.D. Smith Building, thus officially launching the Museum's expansion program. John Crouch did not want the Museum downtown because of traffic concerns. It will be necessary to look at this issue:

- Three lanes on Ute and Pitkin.
- Turn lanes needed.
- Improved signage on Ute & Pitkin necessary. Downtown is not visible.

The City will purchase the building and then lease it to the Museum. This purchase is not contingent upon the Museum raising \$500,000. However, full use of the building will only be granted after these funds are raised. This does not include the \$200,000 the Museum already has earmarked for this project. It will be decided in the Spring when to launch the fund raising campaign.

Within the next 4-7 years, the Museum will want to acquire the building. Since it will be investing millions into the project, obtaining title to the property is important.

The Museum is not only working on this expansion, but it needs to start next expansion program as well. The Museum would like the DDA to begin acquiring properties facing Colorado, the bus station, and properties leading to the State Building. The Museum would like to have access to parking at the Elks Club. Currently the Elks is asking \$1.2 m for its building. The Museum may decide to purchase in the next 10 years.

Improvements on 5th Street will lure other businesses Downtown.

The request for additional parking at Whitman Park is still in the City budget.

Using part of the C.D. Smith Building will help the Museum's efforts to be accredited. The process will hopefully be completed in March or April 1994.

Dinosaur Valley will be operating for 3-4 more years. It will slowly be vacated, beginning with storage and the gift shop.

EXECUTIVE SESSION

Bill made a motion to enter into Executive Session. Ed second. It was approved.

ADJOURNMENT

The meeting was adjourned at 9 AM.