

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**March 4, 1994 Board Meeting**

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

Also present: Kristen Ashbeck, City Community Development; Richard Sims, Museum.

**CALL TO ORDER**

The meeting was called to order at 7:33 AM by Mark Hermundstad.

**MINUTES**

Dan made a motion to approve the minutes of February 4. Bruce second. Approved.

Joe asked if Mark Achen received a copy of the minutes so we would have the opportunity to review. Barbara - Agendas and Minutes are sent to City Council Members, Mark and Dept. Heads, on a regular basis.

**FINANCIAL REPORT**

It was approved.

**THE DEPOT**

Mark made a motion to ratify the Historical Grant application, which was talked about at the workshop. Dan second. Approved.

**ARTS APPLICATION**

The Grand Junction Arts Commission has developed a local Business in the Arts award. This one page application was developed by organizations that work in the arts for the purpose of presenting an award to a business that is dedicated to promoting the arts.

The DDA nominated Norwest Bank for the statewide Colorado Business Magazine Award for their efforts with the Buffalo. Now, Barbara would like to nominate Norwest for their involvement not only with Art On The Corner, but also the Avalon Theatre and the summer music series for this local award. The application must state why the DDA thinks these contributions are significant. KPRN and the Symphony may decide to support this effort. Glen made a motion to support the nomination. Jean second. Approved.

## AVALON

### Facade Feasibility

Ed has been working on the feasibility of restoring the original facade. This will be funded by a \$5,000 mini-grant from the State Historical Society.

The Avalon needs to know what remains of the original facade and how much it will cost to redo. It is not known whether reconstruction of the facade will allow the Avalon to be placed on the Historic Register.

It has been stated that the sidewalk outside the Avalon used to glow glitter. This information needs to be included in the study.

Ed noted that the best part of the original facade has been removed. The center third used to have Italian windows in the balcony and terre cotta work. Holes have been cut in the existing structure to determine what remains and it appears that very little of the original is still there.

The facade renovation was not in the original budget, but was later considered because of grant money being offered. With a higher budget, more money could be granted.

A lot of people who have donated would like the original facade back for nostalgic and aesthetic reasons. Barbara put \$60,000 in the budget for the Boettcher Foundation application.

The ticket window used to be freestanding out in front. This would no longer work.

When details for acquisition are completed, DDA will receive a complete report.

### Other Renovations

#### Balcony

Barbara has met with the Building Inspector and Fire Department regarding weight load. The building was built in 1923 and can handle a 50 pound weight load, meeting the code for fixed seating, but may not be enough if people are standing up and jumping around.

Not enough water is passing through the pipes in the main restrooms, due to corrosion. Haining is working on putting in another line.

All three can operate together -- Enterprise Zone, TIF, and Historic. TIF can be used for grants but not revolving loans. TIF cannot be spent on private project.

#### **MUSEUM - Richard Sims**

Linda Bryan is in charge of the fund-raising campaign. She states that Grand Junction's quality of life is great. The Museum will be a signature building for Downtown, linking the C.D. Smith building with the old Museum. Richard wants Art On The Corner to extend to the Museum.

When the new Museum is completed, the number of visitors should double and the economic factor will probably triple.

The Museum currently has only 5% of its collection on display. Dinosaur Valley was only meant to be temporary housing for three years.

The freight elevator in the C.D. Smith building will be invaluable. The Museum sold its conveyor belt.

The Museum has purchased the option on the Bus Depot. With help from DDA, City, and the private sector, it is hoped there will be additional parking available.

The plan for the new Museum includes a pedestrian corridor by beautifying the alleyways.

Cross Orchards will continue as a major outdoor attraction. Rabbit Valley for paleontology will also remain.

Ed Chamberlin's design will take the warehouse look of C.D. Smith and extend it to the old Museum. Windows will be added and an observation tower will be constructed for great viewing. It will be approximately 50 feet tall. The 200 person multi purpose auditorium can also be used for small groups.

DDA funding request for Whitman Park has been approved. Left in the budget is parking at Whitman Park, \$15,000 earmarked for design this year; \$50,000 for construction next year. Shifting \$50,000 to this year and beginning construction this fall would be great for the Museum's fund-raising campaign.

Richard - Should have half of the \$6 million committed by the end of the year. Construction to be completed by late summer 1996 or summer 97.

Joan Madison, League of Historic Theatres, has been retained as a consultant for the Avalon. She will be in town Monday, March 21st and half of the 22nd. DDA is welcome to come.

#### City Land Use

Larry Timm, City Community Development, has developed a draft RFP (Request For Proposals) to do a land use plan for the city and surrounding urban areas. The County has sent out a RFQ to consultants, and is also doing a land use plan, which includes 5 municipalities. The County does not want the City to include non-city areas in its study. We hope the consultants can work together.

Larry Timm, though unable to attend today's meeting, has stated that the Downtown Plan of Development needs to be updated and South Downtown Plan completed. A joint market feasibility study for Downtown and South Downtown should be done before creating a land use plan.

Joe believes the DDA has a tremendous opportunity to be in the forefront. But we must get involved now. Otherwise, our Plan of Development will be so out of synch.

Barbara wants Larry to attend the March Workshop, to discuss these issues. Dan will carry the message that DDA wants to be an active participant. Larry is looking for feedback from City Council.

#### HISTORIC SURVEY - Kristen Ashbeck

Kris provided a handout of advantages and disadvantages.

It may be helpful if the consultants would attend a DDA meeting.

A historic district will be advantageous to property owners. Regulations will be developed on a local level and will be advantageous to businesses who want to know what the next door owner can do. No regulations exist for inside remodeling. No real, no restrictions unless federal or state money is used. Then certain standards must be met, but they are fairly flexible.

Funds are available and renovation will draw more people Downtown.

It is possible to have a district, qualifying for special funding, yet have no design guidelines. Seventh Street is an example. Zoning that has been adopted does offer some protection.

**EXECUTIVE SESSION**

Joe made a motion to enter Executive Session. Bill second. Approved.

**NEXT MEETING**

During the next meeting, 30 minutes will be dedicated to land use computerized parking, 30 minutes for Larry to talk about the planning process, and the remaining 30 minutes, what DDA's role is in this process.

Workshop to be held in the conference Room A of the City Building.

**ADJOURNMENT**

Jean made a motion to adjourn. Approved at 9:02 AM.