

DOWNTOWN DEVELOPMENT AUTHORITY  
April 8, 1994 Board Meeting

Present: Joe Skinner, Glen Dennis, Mark Hermundstad, Ed Chamberlin, Mancel Page, Bill Petty, DDA Counsel Kathleen Killian, DDA Director Barbara Creasman, DDA Secretary Wendy Schade.

Also present: Mike Casey, County Administration

Absent: Jean Sewell, Bruce Hill, City Council Representative Dan Rosenthal.

CALL TO ORDER

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

MINUTES

The minutes were approved.

FINANCIAL REPORT

The financial report was approved.

DIRECTOR'S REPORT

The City is in the process of changing the City ordinance concerning special events permits for liquor licensing, since there is a discrepancy between their requirements and State law.

Currently only a 3.2 beer liquor license is allowed through the City. Beer vendors have a problem providing 3.2 beer, since this is a very minimum portion of their business.

Unless there is a public use permit, drinking is prohibited on any public street, park or highway. The City staff proposal would allow selling of wine and not have 3.2 beer restrictions. Bill made a motion for the DDA to support the city staff's recommendation by writing a letter. Mark second. Approved. If the City is consistent with the State, there is no confusion.

The Riverfront will receive a donation of property through the Enterprise Zone by way of a quit claim deed. The deed will go to the Enterprise Zone Administrator, but the City will ultimately own it. Would like this non-cash transaction to happen within the next couple of weeks. Motion was moved and second to accept quit claim deed. Approved. This gives Barbara the authority to take this action, pursuant to the rules and procedures of the Enterprise Zone.

DDA dinner meeting with City Council is scheduled for Monday, April 25, 6:30 p.m. at Two Rivers. Should ask in writing for agenda, so we can prepare and have meaningful discussions.

Downtown Housing Effort asked for \$10,000 as matching money to get Block Grant. Energy Office manages improvements made with Block Grant. This would be the third grant that they would receive. Grand Junction and DeBeque are multi-jurisdictional. Can get money from other sources such as United Way and schools.

There is over \$100,000 in the DHE fund. The program was set up by the DDA and Housing Authority in 1983. These are no interest, renewable loans with a 10 year balloon. No payment is required. Loans are only required to be paid back upon death, sale or refinancing.

On a motion by Ed Chamberlin and second by Glen Dennis, the board approved \$10,000 to go to the Energy Office.

#### COUNTY PROJECTS - Mike Casey

Mike, the new County Administrator, has been with the County for a couple of months. The County is a major property owner Downtown.

The DDA has already talked to the City about their land use planning and is now taking this opportunity to talk to the County also.

#### OLD JAIL/SO PROPERTY

Mike will discuss with Achen one final time to determine if the City is interested in this property. It makes sense because it is adjacent to the PD and Fire Department. However, plans are moving quickly for the Assessor, Treasurer, and Recorder's office to move from the courthouse to this facility. The Building Department and Planning Department, currently located at 750 Main, will also be moving with them. Scheduled move is February 15, 1995. The remaining staff from 750 Main will move to the courthouse at that time. Some improvements will need to be made to the courthouse. The county building at 750 Main Street will be sold.

The County currently has satellite offices in Clifton and Fruita.

The County has undertaken land use planning with a consultant. The goal is to have a county-wide plan. It is important for the county and city to be working together.

Question: Why two separate consultants/processes for the City and County?

There are benefits for the county and city to have contracted two separate firms, one has urban interests, the other rural. There is value in having thought through everything, to have two sets of opinions. The money spent on these two studies should not be too much more than if only one firm was hired. County Commissioners will make the final decisions on the County's land use plan.

The County Board should adopt what city proposes within the urban area. This would be better for the community. There is no reason for the County to provide urban services. Joint hearings are planned.

Joe - Cost of construction and remodel are more expensive Downtown. When new areas open up, such as Clifton, many times attention is drawn away from Downtown.

Mike feels centralization is important. The more sprawl we have, the more expensive it is for the community that uses it. Infrastructure costs are expensive for sprawl areas. Mike will give guidance to which planning firm is chosen.

It is a good idea to have an agreement between the city and the county, regarding:

- Who has authority where
- Providing services in urban areas
- How county phases out and city phases in.

Development follows the pipe-sewers, etc.

Need new schools, fire departments, etc. with increased growth. These are all major long-term investments. Administrators have responsibility to show consequences of decisions to be made. Consultants will work with Planning Commission and then the Board.

Barbara has invited county staff, those who are working with the planning process, to DDA meetings. DDA is the ideal group to be the spokesperson to keep the Downtown issue alive. Need to establish goals. Need to tell City and County how we feel on planning issues.

May need to form a subcommittee to deal with these issues and the land use planning in general.

The South Downtown Plan has not been completed. Hopefully, it will be done by July. The DDA should invite Ken Nesbitt for an update.

#### ANNUAL AWARDS DINNER

Probably May 11, 12, 18, 19?

#### ADJOURNMENT

Mark made a motion to adjourn. Bill second. Meeting was adjourned at 9:00 a.m.