



HORIZON DRIVE **District**

Gateway to Grand Junction

Minutes

Regular Board Meeting of the Horizon Drive Business Improvement District

April 10, 2013

Horizon Drive District

Conference Room

2764 Compass Drive #205, Grand Junction, CO 81506

10:00am to 12:00pm

Attendance:

Clark Atkinson

Chuck Keller

Bill Milius

Jay Moss

Dale Reece

Jan Rohr

Others:

Darshann Ruckman, District business representative

Call to Order: The meeting was called to order at 10:05 am by Chuck Keller. Meeting was recorded. A quorum of board members was present.

Consent Agenda: The consent agenda, consisting of emailed documents (Minutes of Board Meeting of March 13, 2013, and Treasurer's Report of March 31, 2013) were received by all board members. Approval of the entire consent agenda was moved by Dale Reece, seconded by Jay Moss and unanimously passed.

Lightening Round: Chuck requested each person present give a short comment or update on the District and related matters.

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2764 Compass Drive Suite 205, Grand Junction, CO 81506

Discussion and Action Items from Prior Meetings:

1. Hiring District Personnel. The Board discussed the prospective candidates for the HDD Manager opening. The motion was made by Chuck Keller to make an offer to Vara Kusal for a $\frac{3}{4}$ time position. The motion was seconded by Jay Moss and unanimously passed.
2. Corridor Improvement Plan (CIP) Update. Clark Atkinson gave an update on the CIP. Trent Prall (Engineering Manager, City of Grand Junction) is preparing a three million dollar grant application with CDOT through the RAMP program for possible funds to help finance the 1-70 Interchange with Horizon Drive. The application process will be detailed at the April 15, 2013 City Council Readiness meeting. The recent election results regarding Referendum B were reviewed. The Board members were disappointed the referendum did not pass, but were also encouraged that the vote was very close. Clark attended a Chamber sponsored luncheon featuring all City Council candidates before the election. Not every candidate supported Referendum B, but every candidate expressed support for the Horizon Drive CIP, of varying degrees. A discussion of how to reach out to the new City Council ensued. There are Boards in Grand Junction that ask a member of City Council sit on their Board as either a voting or nonvoting member. HDD Board members felt it is important to reach out equally to all members of the City Council. One suggestion was to invite one or two members of the Council to each HDD Board meeting to keep them apprised of the District's progress. The new City Council will be sworn in on May 6; it was agreed that beginning with the June HDD meeting, invitations will be extended to Council members on an alternating basis. Clark and Jay will look at refreshing our presentation. Clark believes HDD is well positioned to start in 2014. Ourston is working with CDOT and Trent Prall's group to finalize the Memorandum of Understanding (MOU) on the I-70 / Horizon Drive roundabouts. If everything goes well, around August we are hoping to have the final MOU. Next, the City Engineering Department will begin construction documents in the fall, if things go according to schedule. Construction documents could conceivably be ready for a first or second quarter bid in 2014. From an engineering standpoint, things are going well. The current owner of the Comfort Inn (Dan Cybulski) has thrown a recent curveball in expressing opposition to the CIP. The Board is working with him and discussing possible alternatives with Ted Ciavonne (Ciavonne Roberts & Associates, Inc.) and Trent that may quell his objections (detailed in the March HDD meeting minutes). However, it is late in the game and while the Board wants to engage in a dialogue to address his concerns, the corridor improvement plan will go forward. Possible phasing options of the CIP were considered. One option is: Phase 1, Crossroads Blvd. to the airport; Phase 2, Crossroads Blvd. to I-70 (including both sides of I-70); Phase 3, south of I-70. Clark has asked Trent to update the cost estimates to include the design changes made since the last update. Trent will get the board both total cost estimates and per phase estimates so they can be prepared for either contingency. Jan questioned whether it would be feasible to move the I-70 section from Phase 2 up to Phase 1 if CDOT indicates funding is available. This is the most difficult and expensive phase of the plan, and there are positives to getting it out of the way first. Costs may be lower

now with the economy still recovering from recession. Unemployment is high and City Council is very motivated to create jobs right now. There is some urgency to the I-70 roundabouts in terms of both safety and traffic flow. The Board examined various strategies in terms of phasing the project. Clark would like the Board members to consider their future policy and obligation regarding landscape maintenance of the corridor. Traditionally, the City would maintain the irrigation and maintenance of the landscaping, which is a cost saving for the District. The “eye candy” will be what distinguishes the Horizon Drive corridor from Anywhere, USA; how important is it? Would the District prefer less cost and less control or higher cost and more control?

New Business:

1. Future HDD Board Meetings. Several Board members have a conflict with the meeting currently scheduled May 8, 2013. Chuck made a motion to move the meeting to May 15, 2013, at 10:30am. Jay Moss seconded the motion and it was unanimously approved. After a conversation about various Board members schedules in the future, Chuck made a motion to move future meetings from the second Wednesday of the month to the third Wednesday of the month at 10:30am. Jay Moss seconded the motion, and it was unanimously approved.
2. Board Membership. Chuck made a motion to accept Jan Rohr and Clark Atkinson back to the Board for another term. Dale Reece seconded the motion, and it passed unanimously.

Adjournment:

All business before the Board being concluded, and with thanks to all, the meeting was adjourned at 11:25am.

Horizon Drive District

By: _____
Jan Rohr, Secretary

Date: _____