

**GRAND JUNCTION CITY COUNCIL
ADDITIONAL WORKSHOP AND
SPECIAL MEETING AGENDA
MONDAY, FEBRUARY 14, 2005, 11:30 A.M.**

TWO RIVERS CONVENTION CENTER, 159 MAIN STREET

**11:30 A.M. MEETING WITH THE DOWNTOWN DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS**

[Attach 1](#)

- Downtown Partnership and the Business Improvement District
- 7th Street Improvements
- Cheers Building Request for Proposal
- Development Partnership
- Housing

CONVENE INTO SPECIAL SESSION

**EXECUTIVE SESSION TO DISCUSS THE PURCHASE, ACQUISITION,
LEASE, TRANSFER, OR SALE OF REAL, PERSONAL, OR OTHER
PROPERTY INTEREST UNDER SECTION 402(4)(a) OF THE OPEN
MEETINGS LAW RELATIVE TO DOWNTOWN PROPERTIES**

[Attach 2](#)

1:00 P.M. ADJOURN

Attach 1
Discussion Items

City Council / Downtown Development Authority
Joint Meeting, February 14, 2005

Downtown Partnership

BID - The Downtown Association is working diligently on a BID (Business Improvement District) to allow for the continuation of downtown marketing, promotion and special events that have been funded by membership, pledges and the Parking Fund. The BID has been the anticipated successor to this funding since the Downtown Partnership was formed in 2002.

Operations – The DDA and DTA have drafted an agreement that will place DTA staff under the Executive Director of the DDA. This change is not yet final but is due to the challenges the DTA has experienced in trying to direct its staff from afar as a Board of Directors and is felt to be advantageous in the overall leadership and management of downtown efforts critical to the consideration of the BID.

7th Street Improvements

The DDA, City of Grand Junction and CDOT have combined to fund a major streetscape improvement for 7th St. (Grand to Ute) and Main St from 7th to 8th to be constructed in 2006. Planning and design for this effort is about to commence with Ciavonne and Associates having been selected as the lead firm for a group of design firms. A series of Charrette's will be held on March 2, 3 and 4th and the public as well as Council, staff and others will be involved in this effort to incorporate a positive pedestrian expansion of downtown while sustaining the present traffic flows in the area.

Cheers

The DDA published an RFP for the redevelopment of the former Cheers property at 210/205 Colorado Avenue late in 2004. Several proposals were received, a primary developer selected and we are currently in contract negotiations. If all goes well, an agreement may be reached in the spring with construction to begin this summer for a 2006 completion of the renovation of this historic structure. The successful proposal has a strong housing component which was preferred by the DDA.

Development Partnership

The Downtown Development Authority wishes to strengthen its role as the development vehicle for the City of Grand Junction on properties within its boundaries. This would provide for the DDA to be designated as the development agent working closely with the City on properties owned by either the City or DDA in downtown as well as

elsewhere in the DDA such as the Jarvis Property and other properties along the Colorado River.

Housing

The DDA has worked for the past year with Catholic Outreach, the Grand Junction Housing Authority and others to identify a site for development of a work force housing effort of sixty or more units to serve downtown employees who may qualify. We have selected a site, agreed upon price and terms and hope to be under contract in the very near future. The land will be purchased and provided by the DDA for construction of this facility by the Housing Authority. The project is expected to begin in 2007.

Attach 2
Executive Session

Please see the envelope in the pocket of your binder.