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**CITY COUNCIL AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET**

**WEDNESDAY, JULY 1, 2009, 7:00 P.M.**

**Call to Order**

Pledge of Allegiance

**Certificates of Appointment**

Grand Junction Regional Airport Authority

Parks and Recreation Advisory Board

**Citizen Comments**

**City Manager's Report**

**\*\*\* CONSENT CALENDAR \*\*\***

THERE ARE NO ITEMS FOR THE CONSENT CALENDAR

**\*\*\* ITEMS NEEDING INDIVIDUAL CONSIDERATION \*\*\***

1. **Contract for City Center Catalyst Project Development Plan** [Attach 1](#)

Contract award for the preparation and presentation of a City Center Catalyst Project Development Plan, for approximately 8-9 acres of public and privately-owned land, located at Grand Avenue and 5<sup>th</sup> Street.

\*\*\* Indicates New, Moved, or Changed Item

® Requires Roll Call Vote

*Action: Authorize the City Purchasing Division to Enter into a Contract with Progressive Urban Management Associates (P.U.M.A.) in the Amount of \$200,000 to Complete the City Center Catalyst Project Development Plan.*

Staff presentation: Kathy Portner, Neighborhood Services Manager  
Jay Valentine, Assistant Financial Operations Manager

2. **Non-Scheduled Citizens & Visitors**
3. **Other Business**
4. **Adjourn to Workshop**

**Attach 1**

Contract for CCCP Development Plan

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA			
<b>Subject</b>	Contract for City Center Catalyst Project Development Plan		
<b>File #</b>			
<b>Meeting Day, Date</b>	Wednesday, July 1, 2009		
<b>Placement on the Agenda</b>	<b>Consent</b>		<b>Individual</b> X
<b>Date Prepared</b>	June 25, 2009		
<b>Author Name &amp; Title</b>	Scott Hockins, Purchasing Supervisor		
<b>Presenter Name &amp; Title</b>	Kathy Portner, Neighborhood Services Manager Jay Valentine, Assistant Financial Operations Manager		

**Summary:** Contract award for the preparation and presentation of a City Center Catalyst Project Development Plan, for approximately 8-9 acres of public and privately-owned land, located at Grand Avenue and 5<sup>th</sup> Street.

**Budget:** The City Center Catalyst Project will be funded by an \$80,000 Community Development Block Grant (CDBG), and \$120,000 through a New Energy Communities grant from the State of Colorado for a total project cost of \$200,000.

**Action Requested/Recommendation:** Authorize the City Purchasing Division to enter into a contract with Progressive Urban Management Associates (P.U.M.A.) in the amount of \$200,000 to complete the City Center Catalyst Project development plan.

**Attachments:** None

**Background Information:**

The Downtown Strategy identified several catalyst projects that could encourage strategic investment in the downtown area. The City Center Catalyst project is the only site specific catalyst identified. The development plan is intended to assist the City of Grand Junction, the DDA, property owners and other project partners with a technical framework for market opportunities, development programming alternatives, and partnership strategies for the 3 blocks at the northeast and northwest corners of 5<sup>th</sup> Street and Grand Avenue. Two of the blocks are owned by the Mesa County Library, the City and County. The third block currently has the Assembly of God Church on it, but is being purchased by a local investment group.

The project is a partnership between the City of Grand Junction, Mesa County, the Mesa County Library District, the Downtown Development Authority, Grand Junction Housing Authority, the Senior Recreation Center and the private investment group. All of the partners are interested in looking at alternatives to redevelop the three block area to include a new library, senior services center, senior housing, workforce housing and office/retail uses.

The Request for Proposal (RFP) was advertised in the Daily Sentinel, posted on a governmental solicitation website, and sent to firms on the current source list for architectural/planning services. Thirty-three proposals were received and evaluated by representatives from Mesa County, Downtown Development Authority, Housing Authority, Mesa County Library, Senior Recreation Center, the church investment group and the City of Grand Junction’s Recreation, Neighborhood Services and Purchasing Divisions.

The following four firms were invited to interview:

Firm	Location	Proposed Fee
P.U.M.A.	Denver	\$200,000
Humphries-Poli	Denver	\$188,500
EPS/OZ	Denver	\$199,960
Chroma Design	Denver	\$175,980

Of these firms, P.U.M.A. was selected as the best choice based on the following criteria:

- Responsiveness of submittal to the RFP
- Understanding of the project and the objectives
- Necessary resources
- Required skills
- Demonstrated capability
- Demonstrated business integrity

The selection committee chose P.U.M.A. because of their real estate development approach and expertise in downtown redevelopment. The consultant team includes P.U.M.A. (Progressive Urban Management Associates, Inc.), Civitas, Inc., George K. Baum & Company, and Barker Rinker and Seacat Architecture.

P.U.M.A. is a real estate economics firm that specializes in downtown and community development. In 2005, they helped downtown Grand Junction stakeholders create the downtown Business Improvement District. Civitas is an urban design firm that has nationwide experience in downtown and catalytic master planning. George K. Baum is

an investment banking firm that specializes in tax exempt financing for municipal clients and has guided the financing of public projects in many west slope communities. Barker Rinker and Seacat Architecture has expertise and experience in a variety of community and municipal projects, including community centers and libraries.