

DOWNTOWN DEVELOPMENT AUTHORITY

MINUTES

April 4, 1997

Present - Chris Launer, R.T. Mantlo, Karen Hayashi, Glen Dennis, Jean Sewell, Bruce Benge, Kathleen Killian, Pat Gormley, Scott Howard, Lyn Sherwood, Barbara Creasman, Lisa Nassour, Mark Relph - Public Works, Joe Stevens, Parks & Recreation.

Absent - Mark Hermundstad, Bill Petty, Bruce Hill

CALL TO ORDER

The meeting was called to order by Chairman, Chris Launer at 7:30 a.m.

APPROVAL OF MINUTES

R.T. Mantlo made a motion to approve the minutes of March 7, 1997; Jean Sewell seconded the motion; motion carried.

FINANCIAL REPORTS

The financial report from March was passed out to the board and is attached as a permanent part of these minutes. There will be more detail on the financial reports at the upcoming workshop.

5th Street Final Design - Mark Relph

Mark came to update the board on the final designs for the 5th street improvement project. The City acquired a 500,000 Community Development block grant, and is also adding City Entitlement Funds. However, CDOT has asked the City to wait until they are done with their viaduct project in December. The first phase would begin this Fall, but the second phase would not begin until Spring 1998 - which is the area south of Main Street. Mark also showed the board some plans to better demonstrate what would be done. They are trying to look at the project from a pedestrian's point of view, the sidewalks are in desperate need of repair. Ciavonne & Associates has designed a different kind of sidewalk edge - that they call "The Mount Garfield Design". This paving is sloped to ensure that the landscaping is protected during bad weather conditions, i.e., salt splash, etc. They want to extend the sidewalk at the crosswalks to bubble out like on main so that the pedestrian would not have to walk as far across the street, this would still enable on-street parking - and have only lost a couple of spaces in this design. One of the things they have added is the lighting which would shine through the trees. They would at least like to put the conduit in so that if the City decided to add that later, they would be able to do so. The traffic on 5th Street should slow down - and they are also thinking of building an additional crosswalk from City Hall to the Alpine Bank building. There will be improved traffic flow direction and pedestrian-oriented crosswalks down the street, which will be much better than what there is today.

The City will begin advertising for bids in about a week, for three weeks - and would like to begin construction in late June, from Main Street to Grand Avenue. Traffic would not have to be

stopped during the whole project, only at a minimum. Chris mentioned that the DDA would definitely be supportive to any pedestrian-friendly concepts, and realizes the City's current budget restraints. Mark will come back at a later meeting to update the board on the status of funding. There is still a process to go through with HUD to apply to receive the City Entitlement Funds of which they are applying \$350,000 of the \$477,000 available to the City.

Two Rivers Area Redevelopment Update

Barbara wanted to make sure the board understood the process that the study is going through, and will have a final report soon. Jean & Arne will making a presentation at the Annual Meeting; Chris asked what direction we should have them go at the meeting to present to the public. They will probably go over the overall vision of the downtown area with the study.

Barbara handed out notes from a hotel development meeting she went to in Denver, and is attached as a permanent part of these minutes.

The DDA will need to do a more in-depth orientation with the new council members - possibly in the summer instead of a Fall meeting.

The developers stated that RFP's (request for proposal) were not as effective as RFQ's (request for qualifications) - because you are asking the developer to go through too much work and not giving them enough information. It would be better to get RFP's out from a short list of the replies from the original RFQ's.

The developers stated that if you wanted to develop something in the some ten years, you need to start something in the next 24 months, as far as studies are concerned. Some developers are looking at doing "boutique like" limited service hotels - which are very quality-oriented but not a lot of open space for meeting rooms, etc.

The DDA needs to have a general commitment to do a project for the future to keep the project in place. Whether the project is an office building, hotel, etc. and sell it to the public, and a new City Council.

DIRECTOR'S REPORT - Barbara Creasman

I-70 Signage

Barbara attended a CDOT meeting, but it was not clear as to what the City wanted - since there was a representative at the meeting who claimed the City wanted changes, however, this was not clarified by a City representative.

CDOT was very agreeable to put up whatever the City wants as long as it meets their guidelines, and to improve the signage along the highway - the lead signs.

There will be an update on the signage at a future meeting.

Annual Dinner - May 8

Jean & Arne will do the presentation at the meeting. Barbara sent them the Operation Foresight video and the Historic Preservation video for their review.

OTHER

Parking Issue

A Letter written by a Grand Junction resident - to the mayor regarding downtown parking was handed out and is attached as a permanent part of these minutes. It was questioned if a parking structure should be started downtown, maybe in the Woolworth's parking area. Chris stated that it would be beneficial to downtown, and that it would be challenging to find a structure that would not only be functional, but aesthetically pleasing as well. Barbara has had feedback that the merchants don't think the DDA supports a structure. She suggested that the DDA board discuss a parking structure at a future meeting - so that there could be a more educated discussion. It may be beneficial to update the parking model from the last study done. Barbara will meet with Mark Relph to go over the update. Mark mentioned that he could hire interns to update the study by doing some surveys - however, he would need funding to get this done. Barbara suggested that this might be a good summer project - when/if funding is in place. Glen Dennis suggested that perhaps we would need to educate the public better as to where parking is available other than Main Street, like the off streets.

TIF Allocation Funds

There was a draft letter to Amy Kennedy we prepared and one which the City did. Mark Achen and Barbara met to go over the letter and decided that the letter would need to ask the basic questions.

Karen mentioned that we should possibly speak to the City Auditors about the issue instead of the bond counsel - as long as the DDA and the City Manager are in agreement to go the City's auditors.

Joe Stevens - Parks & Recreation

Indoor Soccer - Joe stated that he did not know that the soccer association had requested to use Two Rivers, initially. However, he did mention that he never said the soccer group could not actually use the space - he stated that the group was informed that the day they requested was already reserved. The issue has not yet been resolved, however, Joe said that a proposal would be taken to the Parks & Rec Advisory Board.

The City will be going out to bid in the next week or so on the pedestrian trails at the Climax Mill Site Master Planning Joe requested that a DDA representative be present to review the presentations, and - RFQ's. Barbara asked for a copy of the RFQ that went out.

ADJOURN

Bruce Benge made a motion to adjourn, Karen Hayashi seconded the motion, motion carried. The meeting was adjourned at 9:00 a.m.