

**Downtown Development Authority
Board Meeting
Thursday, November 21, 2002
Whitman School, 248 South 4th Street**

PRESENT: Doug Simons, Becky Brehmer, PJ McGovern, Harry Griff, Bruce Hill, Janet Terry, Gregg Palmer, Bruce Bengé, Harold Stalf, John Shaver, Jody Kliska and Sue Schore.

ABSENT: Pat Gormley and Larry Botkin

CALL TO ORDER: The meeting was called to order by Doug Simons at 7:38 a.m. Greg Palmer moved, with second by Janet Terry, to approve the minutes of the last meeting. Because Board members had not had an adequate time to review the minutes, the motion was tabled.

HOLIDAY PARKING PROMOTION: Because this is the first year to identify free parking by having the meters covered, Sue suggested it might promote better media coverage by having volunteers from the DDA and DTA boards working together to bag some of the meters in our immediate vicinity. She then distributed a copy of a notice for a press conference scheduled to inform the media about the schedule for free holiday parking. Members discussed their preference for location of the conference and the benefit of disseminating the information on Tuesday versus Wednesday. The general consensus was to gather for the press conference on Wednesday morning at Whitman School, begin bagging the meters there with representatives of the DTA and then move to the parking lot at 4th and Colorado for interviews and additional media coverage.

DTA / DDA MOU: Greg distributed a copy of data outlining the basic stipulations set up for both the DDA and DTA as outlined in informal conversations with Harold and Janet saying that much of the MOU is reflective of what had been identified in the proposal for the Main Street Program. The group discussed in detail the recommended guidelines for both the DDA and the DTA. Gregg relayed a suggestion regarding creating a universal downtown logo for the downtown merchants, similar to what the restaurants have done. He said the downtown restaurants have done a great job of coming together and promoting their downtown establishments. Harry stressed the necessity of formally stating that the DTA will establish itself as a 501(c)(3) and Doug suggested that discussion with Ron Lappi and John should take place to resolve issues on how the money will flow from the City to the DTA. John Shaver had questions regarding some of the language pertaining to specific line items and, after further discussions, he recommended that he prepare the final Memorandum of Understanding using two formats...one, a general policy statement and the other, one which would include more specific details. Both formats will be available for review at the December 19 meeting. Doug recommended that the documents then be presented to the DTA Board for its review and, if necessary, a joint meeting between the two Boards could be scheduled for discussion of the final agreement.

DOWNTOWN TRAFFIC SIGNALS: Jody Kliska, Traffic Engineer for the City of Grand Junction, was present to discuss problems being encountered with the traffic signals at 3rd and Main and at 6th and Main. Neither of those intersections meets the criteria for traffic signaling and, because the signals are obsolete, they are unable to get the necessary parts for repairs. Therefore, it is her recommendation to remove the traffic signals and put four-way stop signs in their place. After brief discussion the Board agreed, and Gregg Palmer moved to approve Jody's recommended changes to install four-way stop signs in place of the traffic signals at 3rd and 6th and Main. Janet Terry seconded the motion. The motion passed unanimously.

Jody also reported that they had recently hosted an open house for review of the Riverside Parkway plans and the design action committee will be meeting on December 5 to formulate its presentation for City Council. She has also had discussions with Harold regarding traffic flow from Horizon to downtown and her division is now in the process of designing a map directing traffic from Horizon Drive into the downtown area. The map will also identify parking lots downtown. Further discussion focused on recommendations for changes in metering at the lot at 3rd and Main by changing half of the two-hour meters to four-hour meters. Harold suggested that eventually more long-term meters should be available for patrons, perhaps even eliminating all two-hour meters.

BUS DEPOT: Harry recently met with representatives of the Museum Board and also spoke with Dick Scariano, the representative for the Smith family. The Museum still prefers that the depot become a parking lot which would be available to Museum visitors. Dick Scariano indicated to Harry that the Smith family had been more than honorable in its past commitments in dealings with the Museum and the City, and the Smith heirs want Scariano to continue to manage the family affairs as he has in the past. According to comments relayed to Harry, the family accepts its responsibility of the asbestos abatement because this contamination issue predated Greyhound, and Greyhound acknowledges its responsibility in cleaning up the oil and gas in the soil. The key in moving this issue forward is getting the City, Smith family / representative and Greyhound together to discuss these issues. Doug asked if the DDA could contribute funds to assist the City in buying that lot if it determined it was interesting in finishing off more land for a larger parking lot. He believes it's important that the DDA have some discovery discussions with Scariano and the Smith family in order to present recommendations to City Council. Janet stressed the importance of having all parties involved in the discussions and said that Kelly Arnold, Tim Woodmansee and Mark Relph are the key players representing the City. John expressed concern that the information conveyed by Harry was different from the information originally presented to the City. He said the City had acted on the premise that no one was going to remediate the property. The downtown area has much contamination and it's important to determine the source of the problem for both soil and ground water contamination. PJ again recommended that any interested party lease the property in order not to change the ownership and thus avoid liability issues. Harry asked if the Board viewed Greyhound remaining there as a positive or negative issue for downtown. If it is the City's desire to

get them out, then it must hold Greyhound to its original lease agreement. Harold responded that a move by Greyhound would be a very positive thing for downtown. According to John, it will be necessary for the City to exercise its option. Doug suggested doing the property discovery work to determine what the documents say. John reported that the assignment language says, "as is," and that it is very important to begin studying the extent of the environmental contamination.

PJ recommended that the Board assign a person to meet with City staff and Dick Scariano and identify details in order to proceed. Harry will be that liaison and will schedule a meeting between the parties, but will talk with John prior to that meeting in order to gather more background information for the discussions. John indicated that it would be necessary to take the environmental assessment to the next phase by sampling the ground water, etc.

At approximately 8:40 a.m. Gregg Palmer moved to adjourn to executive session in order to discuss property negotiations.

At 9:10 the executive session adjourned to the regular business meeting, and John Shaver advised the Board that no topic outside of that previously identified by the State Statute was discussed during the executive session. Harold's Director's Report conveyed a concern that had been brought to his attention about a shredding, unsightly canvas awning on the Mercantile Building. He had contacted the City's Code Enforcement Division and learned that, because there is no signage on the awning, they can do nothing about the condition of the awning. PJ recommended that Harold speak with the attorney for the Mercantile's owner to have some assistance in resolving this problem.

There being no other business, the meeting was adjourned at 9:15 a.m.