

**Downtown Development Authority
Board Workshop
Thursday, December 5, 2002
Whitman School, 248 South 4th Street**

PRESENT: Doug Simons, Becky Brehmer, PJ McGovern, Harry Griff, Bruce Hill, Janet Terry, Gregg Palmer, Bruce Bengé, Larry Botkin, Harold Stalf, Ted Ciavonne, Kathy Portner, Kristen Ashbeck, Karen Hildebrandt, Scott Howard and Sue Schore.

ABSENT: Pat Gormley

CALL TO ORDER: The meeting was called to order by Doug Simons at 7:35 a.m.

WESTSIDE PLAN: Ted Ciavonne from Ciavonne and Associates was in attendance to present the latest design information on the Westside Downtown Development Plan, information which had also been recently presented at a public meeting. This is a joint project between the City of Grand Junction and Mesa County. Kathy Portner stated that the road alignment concepts had the general support of groups and individuals, but that was not necessarily true for the proposed land use design. Ted added that the committee is always interested in recommendations for more specific land use. General discussions followed concerning funding issues for the project and an estimated time frame for the next phase. Harold suggested that Ted take this presentation to City Council, but before doing that, Ted will need a letter of endorsement from the Authority.

BUS DEPOT: Harry has not received callbacks from John Shaver and therefore has not been able to schedule a meeting between Kelly Arnold, John and himself, nor has he received the copy of the assignment that he requested from Dick Scariano. He said that the Energy Office has expressed an interest in the Depot. According to earlier conversations with John, the biggest concern which must be addressed is the oil / water separator. PJ reiterated the importance of the current owners looking for funding assistance for the environmental cleanup, as the transfer of title also transfers liability to new owners who will not be qualified to receive funding assistance. Doug reminded the Board that it has until December 14 to put some ideas together for presentation to City Council. Harold informed the group that the Public Works budget for 2003 has money allocated for land acquisition and clean-up of that property, but Janet clarified that statement, saying the money is there only if the City decides to purchase the property. Harold posed the question as to whether or not the DDA could partner with the City in the use of the property. Per Bruce Hill's recommendation, Harold will draft a letter to Council stating that the DDA wants to be of assistance to parties expressing interest in the property and asking to be kept in the loop, possibly by helping in the review of the proposals. The letter will also include reference of possible assistance with funding to the prospective buyers.

MAIN STREET PROGRAM: Board interviews for the three remaining communities looking to participate in the Main Street Program will be conducted in Denver on

December 18. Harold reported that representatives of both the DDA and DTA should be in attendance. Doug and Harry will both be in Denver at that time and volunteered to attend as a show of support for the DTA. Karen Hildebrandt reported that Scott Howard, Lenee Griser and she will represent the Downtown Association. Bruce Hill extended congratulations and thanks to Harold for his accomplishment in putting this proposal together, and Harold, in turn, thanked Kristen Ashbeck, Stephanie and Sue for their efforts and assistance. Kristen was instrumental in the successful completion of this submittal.

Doug reported that due to his inquiries, Chadwick, Steinkirschner and Davis & Co. had completed the 501(c)(3) application pro bono. Harold learned that the average time for determination by the IRS is three months, and Doug suggested that a special letter of thanks and downtown gift basket be delivered to the CS&D office in appreciation of their work for the DTA.

DIRECTOR'S REPORT: Harold prepared a list of Strategic Planning Issues that he wants the Board to deal with at future workshops. This list will be transmitted with the agenda for the next meeting.

Jody Romero of the City's Customer Service Division reported to Harold that the Parking Official had issued seventeen parking tickets in one day due to individuals parking for extended times in signed, restricted time areas. Some people are upset and legal counsel has informed Harold that the City cannot do discretionary parking enforcement. Board members discussed possibly buying advertising to clarify the issue or simply putting warnings on illegally parked vehicles, but eventually decided that the media had used the information provided to them to inform the public and the use of the red, free-parking bags certainly should be enough to identify the areas for free parking.

The annual meeting between City Council and the DDA Board will be at noon on Tuesday, January 14, 2003 at the Whitman School.

At 8:50 a.m. the meeting was adjourned to the executive session for the purpose of discussing the sale of the Reed Building, Section 24-6-402(4)(a).