

**Downtown Development Authority
Board Meeting
Thursday, December 19, 2002
Whitman School, 248 South 4th Street**

PRESENT: Bruce Hill, Becky Brehmer, Harry Griff, Gregg Palmer, Bruce Bengé, Larry Botkin, John Shaver, Harold Stalf, and Sue Schore.

ABSENT: Doug Simons, PJ McGovern, Janet Terry, and Pat Gormley

CALL TO ORDER: Bruce Hill called the meeting to order at 7:37 a.m.

APPROVAL OF MINUTES: Harry Griff moved to accept the minutes of the November 7 meeting, and second was by Gregg Palmer. The minutes were accepted. Harry Griff then moved to accept the minutes of the November 21 meeting after amending them as follows: after John Shaver's statement, "it will be necessary for the City to exercise its option," ADD, "in order for the City to have control over the lease." The motion to amend and then accept the minutes was seconded was by Gregg Palmer. The minutes were accepted as amended. John Shaver advised the minutes from the December 5 workshop are merely for the Board's review and need not be adopted.

DDA / CITY COUNCIL ANNUAL MEETING: The topics for the meeting's agenda include the following: Two Rivers electronic sign, Greyhound bus terminal, the Westside Development Plan by Ted Ciavonne, Harold Stalf's Community Assessment report, and de-Brucing.

Discussion focused on the Westside Development Plan and whether or not the Board wanted to endorse the plan with any of its design concepts. Harold believes this concept will transform and redefine the downtown and add value to downtown property. The Board needs to determine if it wants to endorse the plan or drop it. Bruce Hill informed the Board that at a recent workshop the City Council had discussed the issue in conjunction with the Riverside Bypass and 5th Street connection. Council will have to take this to the state for additional study but had originally hoped to go to the voters in November to get their approval to borrow money in order to do this reconstruction in a timely manner. Shouldn't the DDA take the opportunity to pull the Westside Development Plan closer and go to Council and tell them which option it likes so that it could be included in the funding package? Harold stated that the CDOT engineer is in agreement with the recommended change, but even CDOT doesn't have the money for immediate funding of the project. John Shaver said the endorsement of the Board would help to define the project more specifically and perhaps help to lead the City in finding more grant funding. Harry stated that the Board should go on record and encourage Council to take a step back and determine what exactly they need to study and perhaps define additional grant funding. Bruce Hill agreed that endorsement is a step in the right direction but stated that even with the DDA's endorsement, there's no guarantee that any action will take place. Bruce Bengé moved to have Doug draft a letter endorsing the Westside Development Plan, specifically plan C, and more specifically, add the Board's recommendation to integrate it with the Riverside Bypass for both funding and planning. Larry Botkin seconded the motion. Carried.

Main Street Program: Doug Simons, Scott Howard and Harold Stalf met with a committee of eight for the final assessment for inclusion into the Main Street Program. Scott gave a general overview of why the DTA was the sponsoring agency, while Doug gave a short history of the organization and the projections it has for moving forward. In response to the committee's questions, he emphasized that the three-year period had been defined as such because of the hopes for a TIF extension and the projections for the BID, although everyone agreed that the endorsement and advertising of downtown would be a never-ending process. The presentation and question/answer period seemed to go well, and the committee will make its recommendation to its full board on the 19th or 20th. It was apparent to those in attendance that Grand Junction's downtown is different from the typical small upstart downtowns and therefore, it would present a different challenge to the Colorado Community Revitalization Association.

Strategic Planning Process: Harold distributed a proposed schedule of strategic planning topics which will be covered at up-coming Board workshops. In his schedule Harold proposed a February joint business meeting between the DDA and DTA in order to discuss the identity of each group, signage, logo, newsletter, website and MOU. After discussing whether this proposed meeting should be a mini retreat or an expanded workshop, the Board agreed that the MOU should be negotiated first. Final discussion of the DDA / DTA MOU will take place at the January 23rd meeting. In the meantime Harold will talk with the DTA officers and determine what date and time will be scheduled for the joint meeting.

Greyhound Bus Depot: Harry Griff reported that John Shaver had provided the requested paperwork to him. He then distributed copies of the operative documents to each of the Board members. Harry discussed the various views regarding contamination of the site and reiterated that, under these documents, the City has a contractual arrangement with the Smith family but has no right to have a third-party buyer. The major issue is the environmental cleanup and the fact that the Smith family and Greyhound both need to determine how Greyhound will clean up the property so the City can move forward. Bruce Hill emphasized that the underlying issue for the City is the contamination on the site. The City has the right to purchase the property, but no one knows if they have the intention of doing so. In speaking for the DDA, Bruce has told the City for several years to keep the DDA in mind for this property. This is an entryway to downtown which should not be overlooked. The question the Board needs to address is whether it wants to assist the City or take this project on as its own. Harry added that this should again be considered with PJ's original recommendation in mind...an interested agency should lease the property in order to avoid liability of environmental cleanup. John Shaver stated the current lease is somewhat ambiguous. With specific reference to paragraph 24, the issue is what was existing, due to the date of the lease. The question he posed is whether the City really wants this property; the environmental issues may be secondary. John added that the City does not want Greyhound as a tenant and because phase two has not yet been undertaken, no one knows the cost of the cleanup, but very likely, that cost will exceed the purchase price of the property. Bruce Hill emphasized that this would be high on the DDA's list of priorities and that Harry should speak with Dick Scariano. Gregg Palmer added that he should also convey to the Smith family that the DDA is interested in acquiring the property if the property is clean. Harold suggested offering them the purchase price while taking into account possibly spending an additional \$50,000 for cleanup. John Shaver will get an estimate of the cost of completing phase two.

Sidewalk Café: Bruce Hill reported that Il Bistro is still interested in developing a sidewalk café. Because of the City's requirement of leaving 8' of sidewalk in front of each establishment, any new development would be considered on a case-by-case basis. Even though the property owners must address Council individually, it is important for the DDA to support each owner. Each owner must draw a plan and present it to the DDA for its review and recommendation; then the DDA could facilitate the application by taking it to Council.

At 8:50 a.m. Gregg Palmer moved to adjourn to executive session to discuss the Reed Building. Bruce Bengé seconded the motion. All members present voted to move into executive session.

At 9:05 a.m. the Board reconvened to its regular session. At that time John Shaver stated that no matters were discussed which had not been previously identified by State Statute. Harry moved, with a second by Gregg Palmer, that Harold Stalf be authorized to sign a letter of intent with the prospective buyers. The motion passed. Bruce Bengé moved that Harold be authorized to spend up to \$320,000 for the renovation of the Reed Building's exterior, including the design fees. Gregg Palmer seconded the motion. The motion passed.

In discussions with Doug Simons and Bruce Hill, Harold had requested approval to close the office on December 26 and 27. Bruce suggested that these two days be designated as days off with full pay for Stephanie and Sue as a show of good faith between the Board and its employees and as a statement of thanks for their support during a difficult year. Gregg Palmer moved, with second by Bruce Bengé, that December 26 and 27 be designated as days off with full pay for Stephanie and Sue. The motion received unanimous approval from the Board.

Harold stated that at the previous night's City Council meeting, Council had approved the parking meter upgrades, as requested.

The meeting was adjourned at 9:10 a.m.