

**Downtown Development Authority
Board Meeting
Thursday, March 6, 2003
Whitman School, 248 South 4th Street**

PRESENT: Doug Simons, Bruce Hill, Becky Brehmer, Harry Griff, Gregg Palmer, Bruce Benge, Larry Botkin, Janet Terry, Pat Gormley, Karen Hildebrandt, Scott Howard, Jody Kliska, Sandy Mallory, Harold Stalf, and Sue Schore.

ABSENT: PJ McGovern

CALL TO ORDER: Doug Simons called the meeting to order at 7:40 a.m.

APPROVAL OF MINUTES: Bruce Hill moved to approve the minutes of the January 30, February 6 and February 20 meetings. Gregg Palmer seconded the motion. The motion carried.

ART AND JAZZ: Scott Howard reported that over the past several years the cost for event insurance had increased from \$3,100 to an estimated \$5,700, even after discontinuing Dino Days and transferring the Southwest Fest to the Parks and Recreation Department. During the past six months he had spoken several times with Dave Roper, Risk Manager for the City of Grand Junction, asking if the DTA events could be underwritten by the City's insurance carrier, CIRSA. Initial discussions led Scott to believe that it would be permissible, possibly with a rider for a deductible. After the permits for the Art and Jazz Festival were submitted to the City Clerk, John Shaver reviewed the materials and determined that insuring the DTA events under the City would not be possible. Harold discussed with John the possibility of the DDA acting as a co-sponsor; in that scenario, the insurance could be issued through the City. After brief discussions Bruce Hill moved that the DDA act as co-sponsor for all of the downtown events. The motion was seconded by Gregg Palmer. Harry Griff stated that there should be an agreement drawn up that the DTA would hold the DDA harmless. Bruce then amended the motion to add that an agreement should be drafted between the two parties to provide adequate disclaimers for sponsorship and liability. Harry seconded the motion. Carried.

MOU AND AGREEMENT FOR SERVICES: Gregg informed the Board that the DTA had approved and executed both agreements, the City Council had approved the Agreement for Services at their Council meeting the night before, and it was time for the DDA Board to finalize the agreements with its approval. Harry Griff moved, with the second by Gregg Palmer, to adopt the MOU between the Downtown Development Authority and the Downtown Association. The Motion passed. Harry then moved we adopt the 3-way agreement between the DDA, the DTA and the City of Grand Junction implementing the Downtown Partnership. Bruce Hill said that because the working environment was so close, it would be important to remind the new marketing director for the DTA that he/she is an employee of the DTA, not the DDA, and the final accountability goes to the DTA Board. The motion carried. Harry then extended thanks to Janet, Gregg and everyone who had worked so diligently on the agreements.

REED BUILDING: Harold reported that the paint stripping crew was well underway and would be working through next week removing the paint from the exterior of the building. It should take from two to three weeks to get the paint and asbestos removed, and the sidewalk is closed for this time period. After this segment of the work is completed, a pedestrian walkway will be constructed at an additional cost of \$6,000. Discussion was opened as to whether or not the east side of the building should be renovated for an additional cost of \$90,000. The Burtons have verbally agreed to pay for the paint stripping and cornice work on that portion of the project. There will also be an up-charge for low-e glass, if it should be approved by CHS. Other inclusions, which were at first not identified in the renovation, would include a sleeve to allow for connection to water lines for a sprinkler system to be installed at the time of the interior renovation. Again, these items would be reimbursed 100% by the Burtons. Harry inquired as to whether there is evidence of a problem with damaged brick, but damage will not be evident until the metal overlay is removed. If there is significant damage, it would require considerable cost to repair. Harry moved that the Board approve a \$90,000 addendum to the contract to renovate the 4th Street side, the \$6,000 for the pedestrian walkway, sleeve for the water line and the low-e glass. Janet Terry seconded the motion. Carried.

GREYHOUND BUS DEPOT: Doug Simons reported that he had spoken with Dick Scariano to let him know that the DDA is very interested in transferring the Greyhound property sooner rather than later. The Smith family is concerned about a monthly cash flow but would possibly write a short-term lease with Greyhound. Doug and Harold are working on a proposal for a method of purchase with owner carry, which would thereby create cash flow for the family. With the proposed deal in place, it would provide cash flow for the family, a short-term lease with Greyhound with two years to relocate and would also provide an opportunity to begin the clean up. Dick Scariano indicated that the family's intent has always been to get the property to the Museum. If the DDA wants to facilitate a deal now it would avoid another ten years with Greyhound in the Depot. Harry reiterated that it's imperative for someone to go in and determine the exact clean-up costs and, if the Board wants to take bids on the process, Craig Little also does this type of work. Harold reminded us that the Museum's Board had committed to pay up to \$10,000 to Roger Moore to evaluate the extent of and costs of clean up. Janet emphasized that in initial discussions, the long-term use for that property was parking for the Museum with additional buildings on it. She is concerned that it could become just another piece of concrete. With this being an important gateway to the City, board members should remember in their discussions that there should be something in place to enhance this entrance.

DTA ANNUAL DINNER: Bruce Bengel reported that he had met with Harold and discussed possible recipients for this year's awards. Their recommendations are the Trophy Case for Façade Renovation and Boomers for Night Life Enhancement. The recommendation was also made to include Blythe Design for its renovation. The Board agreed to recognize all three businesses.

TWO RIVERS SIGN: Bruce Hill distributed copies of the draft agreement between Two Rivers and the DDA for the Two Rivers sign. He reminded members that in November the Board had agreed to pay for half of the sign in return for half of its usage. This current agreement gives the City first priority to use the sign and also the right to invoice the DDA for maintenance costs and the right to terminate the agreement with 15-days' notice to the other

party. Concerns focused on the fact that there was no ceiling given on the possible maintenance costs and the terms of the termination agreement. Bruce Hill stated that the termination agreement in the MOU had better stipulations than this agreement does. Janet encouraged the Board to go ahead and make any changes it wants and forward those changes to John Shaver for his review and inclusion.

REIMERS' REQUEST: Bruce Hill said, in response to the Reimers' request for the \$250,000 for their parking lot, Dan Wilson had stated that expenditure of those funds would benefit the public as additional parking on the Reimers' property would accommodate cars that would otherwise be parked on the street. Janet emphasized that this parking lot would benefit the public only if it would provide parking for the general public, not just customers at Hawthorn Suites or the Hampton Inn. Harry reminded the Board that Dan should not speak for the City on a matter such as this. It will be important to discuss this further with Ron Lappi and bring this issue to a later meeting.

WAYFARER SIGNAGE: Harold introduced Jody Kliska and Sandy Mallory from the City's traffic division. Jody presented information on the wayfarer signage program—a system of directional signage for the purpose of getting people to downtown from different areas of the city. It is her intent to work with the DDA to identify travel routes and sign locations to implement this program. It will be important to develop a logo for downtown which can be used on these signs. Harold added that the City has an impressive sign shop and its employees are eager to assist us with signage within the City at an estimated cost of \$2,000. To develop a signage program on state roadways will take considerably longer and will be significantly more expensive. This proposed signage program is modeled after a trail-blazing program in Fargo, North Dakota.

There being no other business, Bruce Hill moved, and Bruce Bengel seconded, that the meeting be adjourned. Motion carried and the meeting was adjourned at 8:54 a.m.