

**Downtown Development Authority  
Board Meeting  
Thursday, May 15, 2003  
Whitman School, 248 South 4th Street**

**PRESENT:** PJ McGovern, Becky Brehmer, Harry Griff, Bruce Bengel, Larry Botkin, Pat Gormley, Harry Butler, Harold Stalf and Sue Schore.

**ABSENT:** Doug Simons

**CALL TO ORDER:** PJ McGovern called the meeting to order at 7:35 a.m.

Former DDA Board member and new City Councilman Bruce Hill was present to introduce Councilman Harry Butler as the new City Council representative to this board. He was pleased to report that, when Council members were asked to identify a preference for board representation, Harry indicated that he was interested in the DDA. Bruce also reported that just a few days before, when meeting with a Colorado Municipal League group from the Montrose / Crested Butte area, he invited them all to “come see downtown Grand Junction.”

**DDA BOARD RECRUITMENT:** Bruce Hill suggested to City Council that, when interviews are being held for the various Board recruitments, one representative from the respective board should be allowed in the room during the interview process. These individuals should be able to take part in the discussions about who might best serve the board, but the final recommendation for assignment should come from only the Council committee; the final decision to be made by City Council.

**DIRECTOR’S REPORT:** Harold reported that the City’s sign shop is awaiting the design for the wayfarer signs that will be installed along various roadways into downtown. The signs will be cut as soon as the Downtown Partnership logo is decided.

Because of lower interest rates this year, the reserves are lower than anticipated. Harold is working to revise the budget so that expenditures will stay in line with the actual availability of funds.

The Colorado Historical Society is considering Harold’s request for additional funding for the over-rides and change orders in the cost of the Reed Building’s façade renovation.

Harry Griff asked if anyone had determined how the \$250,000 request from the Reimers would be funded. Harold responded that he had been working with the City’s legal staff and with City Finance for their recommendations. Kevin Reimer is hopeful that this issue be resolved by the mid-June opening of Hampton Inn, but in actuality, that will likely not be the case.

**PARKING:** Harold gave an extensive presentation on parking in the downtown area, discussing how the parking needs change throughout the day by showing pictures of the parking lot behind the Rockslide taken at hourly intervals. Harry Griff’s opinion is that a parking structure at the 4<sup>th</sup> & Colorado lot would completely reform and expand downtown. As well, it would redefine Colorado Avenue. This lot currently is used extensively by employees of the downtown area, but fills to capacity between 11:30 and 2:00 when many individuals come to downtown for noon lunches. Other discussions focused on parking structures at other areas of the downtown, eventually including something that would accommodate parking for the employees of Alpine Bank, U.S. Bank, the City and the County.

PJ and Bruce Bengé both stressed that the focus should be for an increased supply of well-defined parking lots and / or structures. The recommendation was to look at the structure as a resolution to the problem rather than the meter, because “meter revision is only a band-aid to the problem.”

Harold also emphasized in his presentation that there are several out-lying areas (i.e. north of City Market and east of 7<sup>th</sup> Street) where meters are installed but are rarely occupied. His belief is that, if these meters were to be removed, perhaps some of the downtown employees would park in those areas because of the free parking, thus opening other metered areas for others.

General discussions ensued as to whether a consultant should be hired to evaluate the problem, what architectural design of structure should be considered and whether or not a parking structure should be constructed so as to include shallow retail and / or housing. Harry Butler stated that at a recent conference in Seattle, he learned that housing over retail or housing over parking had proved to be very successful.

At the conclusion of Harold’s presentation, the meeting was adjourned at 9:00 a.m.