

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
January 6, 2005
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Karen Vogel, Harry Griff, PJ McGovern, Becky Brehmer, Harry Butler, Mike Mast, David Varley

ABSENT: Scott Howard, Pat Gormley, Doug Simons, Bill Wagner

CALL TO ORDER: Harry called the meeting to order at 7:40

APPROVAL OF MINUTES: A motion was made by Karen with second by P.J. to approve the minutes from the December 16 meeting. Approved.

EXECUTIVE DIRECTOR REPORT: Harold reported that the Cheers RFP has had a lot of people looking at it. There should be three proposals by the deadline tomorrow, January 7. He spoke with Tom Perkins at Commercial Federal. There will be a land use hearing of the County on Jan 25. Things are going as planned. The parking business plan is now allowed to be distributed by Ron Lappi's staff that put it together as a plan for downtown parking needs. Harold received a fax from Ron at the Trophy Case stating his report of abuse of the free downtown parking. Other than that, the free parking went well especially at the Rockslide and Colorado Avenue lots. Harold concluded with a reminder of the party for all outgoing county commissioners on Monday the 10th at Dolce Vita from 4:30-6:00 p.m.

EXECUTIVE SESSION: A motion to move into executive session was made by Harry Butler, with second by Karen. Approved, and the board moved into executive session at 8:00 a.m.

At approximately 8:25 a.m. the Board reconvened into regular session

ELKS LODGE: Harry entertained a motion for the acquisition of the Elks Lodge. The motion was made by P.J. with second by Karen. Approved. The DDA board will authorize Harold to write a letter of intent to the Elks for up to \$750,000 plus two years' free rent (excluding utilities and maintenance) and draft a contract to follow.

7TH STREET IMPROVEMENTS: Mike McDill reported that the City Council approved the contract for the 7th Street Improvement Plan. Workshops to develop preferred alternatives will be held in February and March. By June the design should be complete. Federal funds will be available in July. Construction work on the 700 block of Main Street will begin sometime in September – November. The 7th Street portion will begin in January of 2006 and is expected to last 6-8 months. Doug and Becky will represent the DDA on the committee.

QUILTER'S CORNER/DOO ZOO: Jovan Paprocki presented the bid comparisons and budgets for the Quilter's Corner/DooZoo project. He is hoping to have the building permit today. The target is to complete the work by March 11 with a move-in date at the end of March. A motion to enter into contracts was made by Karen with second by PJ. Approved.

OLD BUSINESS: Harry wondered where the DTA is on replacing the Marketing Director. Harold noted that they are having a retreat on January 15 to discuss this matter as well as the DTA's relationship to the DDA. Karen stated that she met with Lenee and Brunella to discuss the possibility of combining the DDA and DTA boards. John stated that this would be a matter of policy rather than a legal issue.

ADJOURN: There being no other business, Mike moved that the meeting be adjourned; second by Becky. Approved. The meeting adjourned at approximately 9:00 a.m.