

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

March 24, 2005

248 S. 4th Street, Grand Junction, CO

7:30 a.m.

PRESENT: Karen Vogel, Harry Griff, Harold Stalf, Scott Howard, PJ McGovern, Mike Mast, Doug Simons, Bill Wagner, Becky Brehmer

ABSENT: Harry Butler

CALL TO ORDER: Harry called the meeting to order at 7:35

APPROVAL OF MINUTES: Harry requested that Diane change name from Doug Varley to Dave Varley on the last minutes. With that being the only correction, March 3 minutes were approved. A motion was made to move into executive session. The Board moved into executive session at 7:40 a.m.

EXECUTIVE SESSION-REAL ESTATE: The Board reconvened at 8:00 a.m.

EXECUTIVE DIRECTOR REPORT - Harold introduced LeAnne Ingwersen, DTA events coordinator, to give an update on Ride the Rockies. She explained that this is a national bike ride sponsored by the Denver Post. Barb Bowman and Deb Kovalik of the VCB have worked very hard to get this event into Grand Junction. The riders will be spending two nights in Grand Junction. The VCB and the DTA have met with Downtown merchants and restaurants. There will be 800 camping at Grand Junction High School, otherwise riders and family members will be staying in motels. There are currently 2000 riders. The VCB will be bringing a beer garden downtown at 6th street with entertainment on Sat. from 4-9 p.m. and Sun from 3-9 p.m. The VCB will put together welcome bags for the riders with flyers and coupons. They are also putting together a map of downtown. On Sat the ride over the Colorado National Monument will conclude around noon. The VCB will work with us when conventions are in town such as the Gold Wing convention in July. We hope to build our relationship with the VCB. The DTA will provide a stage at Wells Fargo during the Ride the Rockies weekend, and at this time, there are no outside vendors. We will encourage Downtown restaurants to be outside, prepare a special menu and to cater to healthy foods. Merchants are urged to offer free or discounted shipping. The Grand Junction Lions Club will provide a pancake breakfast. Becky has concerns about the number of people and restaurant accommodations. Harry was concerned that the entertainment might conflict with the Art & Jazz Festival the weekend before.

Mike Mast made a motion to ratify the Cheers contract. Bill Wagner seconded; motion passed.

7th Street Update – Harold reported that the charrette with Dan Burden went very well and was well attended. He stated, “7th street will be fabulous!” Plans will need to be run by City Council to address traffic issues such as proposed roundabouts and the narrowing of 7th Street. Ted Ciavonne is putting together three scenarios and then the citizens will take it to City Council by June. The final design will be prepared over the summer. Construction will begin in January, 2006.

Harry noted the change in time for the Avalon Focus Group – April 16 from 9:00 a.m. to noon at Enstrom’s.

Doug Simons, Karen Vogel and Harold attended a Parking Meter Advisory Group, meeting with Jodi Romero. The DDA’s recommendations for downtown parking would be to put in four hour meters with pay stations in various locations after the parking garage is open. There would also be long term leasing in certain parking lots. This would increase enforcement of the parking fees as there is concern about Main Street being full. Another recommendation is to re-stripe 4th and 5th Streets. On April 4, Karen and Scott will attend the next PMAG meeting as the DDA representatives. A motion was made to accept the plan put

together by Karen Vogel and Jodi Romero as the DDA's recommendation for Downtown parking. Bill made the motion, Scott seconded. Motion passed.

BID Update – The conference call scheduled for today has been cancelled. The call will take place next Wed. March 30 at 9:30 a.m. at the Whitman Building. The reason for the call is petitioner education. Harry stressed the need for the City and County to be on board with this effort. Harold said that the P.U.M.A. consultants and Brunella are willing to work with those entities. Harry asked Harold to send an email to Brunella regarding this subject.

The proposed DDA lease agreement was not accepted by the Museum. Harold, however, would like to invest in an Internet phone system. Karen asked for a summary proposal. Harold will put together a memo for the Board. Harry agrees the phone system is terrible and asked Harold to come back to the Board with a proposal.

There will be five awards given out by the DDA at the Annual Dinner on April 16: Façade Renovation, Housing/Historic Renovation, Lifetime Achievement, Downtown Enhancement, and Service Award

Commercial Federal closed on March 18, 2005.

There are two seats up on the DDA Board; Becky Brehmer and Scott Howard. Harry asked if Harold would confirm Board members' term expiration dates with John Shaver.

ADJOURN: 9:15 a.m.