

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

April 7, 2005

248 S. 4<sup>th</sup> Street, Grand Junction, CO

7:30 a.m.

**PRESENT:** Karen Vogel, Harry Griff, Scott Howard, PJ McGovern, Becky Brehmer, Harry Butler Mike Mast, Doug Simons, Bill Wagner, Harold Stalf, John Shaver, Dave Varley

**ABSENT:**

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

**APPROVAL OF MINUTES:** A motion was made by Scott to approve the minutes of the last meeting; Mike seconded; motion passed.

Harry asked if anyone has met with the City and County regarding their contributions to the BID. John replied that Anna has met with the City, but paperwork hasn't been done yet. Harry was more concerned with the County's position. Anna is in Sri Lanka for the month of April.

**OLD BUSINESS:** A PMAG meeting was held Monday afternoon with Harold, David and John. Jodi Romero presented the City's response to the DDA's recommendation. We would like to have a plan in place by Friday, April 15. Harold also met with Sam Renquist to strategize how to make the public announcement. It will probably be a written press release to the media when Kelly is ready. We would like to present the plan in the City Council packets on Friday the 15<sup>th</sup> for presentation at the next City Council meeting on April 18<sup>th</sup>. Dave said that Kelly is not ready for a press release, but will consider the plan during the next meeting. Harry would like to make the announcement at the annual dinner on Saturday, but John said he could only announce it as anticipatory. A motion was made by Doug to move into executive session; second by Karen; motion carried.

**EXECUTIVE SESSION- REAL ESTATE**

**EXECUTIVE DIRECTOR REPORT:**

7<sup>TH</sup> STREET PLAN – Ted Ciavonne presented an overview of three scenarios for 7<sup>th</sup> Street and the consolidated plan that Dan Burden, his engineer and Ciavonne's office have put together. Ted would like the steering committee's support as we are looking at a possible increase in cost. He is reluctant to proceed without the City's approval. A traffic study needs to be done for the entire corridor by Jodi Kliska and Tom Rollins' office is looking at the magnitude of cost. The goal is to gather information, meet with the steering committee on April 18<sup>th</sup> and meet again on May 16<sup>th</sup> for the City workshop. He would prefer that the City staff present the master plan. There was general discussion regarding medians and roundabouts vs. traffic lights. Harry asked how the board feels about increasing the DDA's contribution to the budget. Karen stated that she thinks it's important that we do it right. PJ preferred to wait and see the final cost estimate and then discuss cost sharing with the City.

Ted will put together a scenario without medians as this is a maintenance issue for the parks department. This will provide a significant increase in on-street parking. In any scenario, a 50% increase in parking is a major improvement for 7<sup>th</sup> Street. Ted also reported that Dave Johnson of the gas station at 7<sup>th</sup> and Main was very supportive of the changes including the roundabout. Doug and Becky will continue to be on the steering committee.

BID UPDATE – After reading a draft of the BID business plan, the appointment process to the DDA Board was not consistent with what the City wants. Before we circulate the petition, we should make sure the plan is correct. The petition is on hold until this is clarified

DDA BOARD TERMS – Harold updated the spreadsheet of DDA board terms. Harry Griff's and Bill Wagner's expiration dates were corrected. There are two people going off the board (Becky and Scott). Harry Butler will be leaving the City Council in May. Harry Griff thanked Councilman Butler for his service to the DDA board. Doug questioned his and P.J.'s terms. It was explained that P.J. replaced someone and is eligible for reelection in 2006. Stephanie Tuin has asked if there were any suggestions for areas of expertise to be represented on the board. Harry suggested that we might appoint someone from the DTA board. There was discussion regarding the DTA board after the BID and maintaining a fundraising/marketing board for the BID. Doug was adamant that the documents be modified and that dialog should begin now to fix it. Harry and Harold will work on the governance section of the BID with Brad Segal.

ANNUAL DINNER – Harold asked if everyone has purchased tables or tickets. He noted that he needs an accurate count by next week. The DDA will be buying a table. Since the person who is receiving the lifetime achievement award cannot be present at the dinner, it will not be on the agenda for the dinner. There will be a presentation at a later date.

The Avalon Focus Group meeting is set for Saturday, April 16<sup>th</sup> at Enstrom's from noon to 2 p.m. The goal is to have a study done before Kelly makes a recommendation regarding the future management of the Avalon. Dr. Moorman, marketing professor at MSC, made the analysis. Harry emphasized that the DDA has ties to the Avalon monetarily. Karen, Doug, P.J. and Bill will attend the meeting on Saturday.

AOTC GIFT – May Belle Kanel's estate endowed \$3,500 to the DDA to be used for sculpture acquisition or to help build an AOTC kiosk (partially funded by a grant from the Business Incubator). Harold also noted that Bruce Bengel has been re-appointed to the AOTC committee.

QUILTERS CORNER – The new Quilters' Corner opened Friday to huge crowds over the weekend. The space is wonderful and full. They have paid their first month's rent. The roof has not been completed, but all other improvements have been made.

FARMER'S MARKET – The Farmer's Market will begin on June 23. The farmer's have agreed to bring cherries downtown during the Ride the Rockies visit.

Thanks again to Harry Butler for being on the board for the past two years.

Scott said he feels signage on Main Street should be professional and preferably lit. He would like to review the City's sign code. Harold said this would be best discussed at the next strategic planning meeting for downtown where zoning and standards are discussed. A comprehensive design review is scheduled for '06.

**ADJOURN:** Karen made motion to adjourn, second by Scott. Motion passed, meeting adjourned at 9:30 a.m.