

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

May 5, 2005

Whitman School, 248 S. 4th Street

Grand Junction, CO

7:30 a.m.

PRESENT: Karen Vogel, Harry Griff, , Scott Howard, Becky Brehmer, Mike Mast, Doug Simons, Bill Wagner, Jim Doody, Harold Stalf, John Shaver, Ted Ciavonne, Mike McDill

ABSENT: PJ McGovern

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

APPROVAL OF MINUTES: A motion was made by Doug Simons to approve the minutes from the last meeting; Scott Howard, second; motion passed

EXECUTIVE SESSION-REAL ESTATE:

EXECUTIVE DIRECTOR REPORT - Harold distributed the update on the Whitman Lease/Phone System (see attached). The \$10,200 remodel will be a tenant finish expense of the DDA and includes a new phone system for the office. The lease requires an exterior sign to let people know of our location. The rent will increase by \$200 per month for the next three years. A motion was made by Doug to allow Harold to sign the new lease for the DDA; Karen second; motion approved.

BID UPDATE –Karen reported that the petitions were printed incorrectly and there were problems with the BID map. Brunella also has much updating to do with the City database in order for Stephanie to certify the petition. Petitions must be back to the City Clerk by May 20 in order to go to City Council in July. She emphasized that now is the time to help Brunella. Harry is concerned about the preparation for the election in November.

Pepsi approved a \$5,000 sponsorship to Farmer's Market, less than last year and the DTA is still looking for a title sponsor. Greg Walcher (of the Main Street Farmer's Market) requested a lunch meeting with representatives from the DTA and DDA. The Walchers did not show at the lunch meeting. The Main Street Farmer's co-op took a vote at their next meeting and decided to conduct their farmer's market at Mesa Mall on Thursdays from 4-8 p.m. The DTA staff will determine which farmers are on Main Street. LeAnne has done research regarding other farmers markets and found this to be standard procedure. The DDA is supporting the DTA staff on this issue.

7TH STREET UPDATE – A steering committee has been formed (Kent Marsh, Doug Simons, Becky Brehmer, Mary Donlin, Mike Ruso, Mike McDill, Chuck Reems, Dave Berry, Kathy Jordan, the Crouches and Heather). They met last week and made a few revisions to the plan. Adjustments were made to accommodate the bus drop off at the Cabaret. The intersection at White and 7th Streets went from left turns in all four directions to bringing the median all the way through the intersection. Robert Bray, who is purchasing the Land Design building, was not happy about left turns being eliminated. The committee suggested a propeller design allowing limited left turns. Mike Mast is concerned about pedestrian traffic through the roundabouts. Harry is concerned about the perception of narrowing 7th Street. Mike McDill said the plan needs be researched by the traffic engineer to prove that it is not only able to handle the traffic flow, but is also a safety improvement. The long-term traffic model for the City states that in 2030 the amount of traffic will be about the same as it is today.

The project is over budget. There will be tear up expense and the replacement doesn't matter if it's roundabouts or lights. At the May 16 workshop with council, Mike McDill will present the introduction

and purpose of the project. Ted Ciavonne will explain the concepts presented by Dan Burden such as narrowing 7th Street to two travel lanes with designated left turn lanes, two roundabouts, and reverse angle parking. The cost has doubled from four blocks at 350,000 per block to now 6-7 blocks at \$400,000 each. The DDA feels the need to figure out how to make this happen because it's a great project. There is a desire to help at City Hall, however, it has to go before the Council before they are able to make any decisions. It was agreed that we need to support this model no matter how long it takes or how much it costs. Harold said we will need to educate people through the media and public meetings and that we also need to arm City Council with information about traffic flows. He and Ted will present the plan to the Downtown merchants at the next Downtowner meeting.

OTHER: Doug Simons was disappointed in the lack of credit that the DDA received for the parking garage in the newspaper. Harold felt the need to back-peddle the DDA's affiliation because the City manager did not want to do a press conference prior to the proposal being presented to City Council. Bruce Hill and Gregg Palmer went out of their way to give the DDA credit at the last City Council meeting, but the Sentinel did not include those comments in its story. It was noted that the DDA dominated the Sunday Sentinel with three major articles, but we still need to be more proactive with the press.

Becky said that when we go to Council for the 7th Street proposal we should have more representatives than just Becky and Doug. She said that someone needs to talk to Council and explain that we are all involved with this project since it enhances the very image of downtown Grand Junction. Doug said that even if his business wasn't located on 7th Street, he would like to do this for our generation. Becky said they will be under construction for a year, but she is still for it. Ted agreed that it would be good to have people at the council meeting for testimony.

ADJOURN: Karen made a motion to adjourn; second by Bill; motion passed.