

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
Thursday, May 19, 2005  
248 S. 4<sup>th</sup> Street, Grand Junction, CO  
7:30 a.m.

**PRESENT:** Harry Griff, Scott Howard, PJ McGovern, Becky Brehmer, Bill Wagner, Harold Stalf, Dave Varley

**ABSENT:** John Shaver, Mike Mast, Karen Vogel, Doug Simons

**CALL TO ORDER:** Harry called the meeting to order at 7:40 a.m.

**NEW BUSINESS** – Update on Farmer’s Market: As of today, 6 farms have signed up with 30 potential small farmers as well as Ed Bass with the Mennonite society. We are aiming for 10-12 major farms.

Harry stated that he would like to conduct a special budget meeting defining the DDA’s long range capital budgeting plan and cash flow. He is open to a special board meeting, retreat, or regular board meeting. PJ would like to include Ron Lappi in the meeting since he has a good sense of funding and timing of projects. There was discussion as to when would be a good time.

Jim Doody, the DDA’s new City Council representative, is assigned to the Northwest Association of Governments board that meets on the third Thursday of every month. Harry asked if the DDA would like to change the day of the week or the week of the month that they meet. This would require a change in the bylaws. After some discussion, it was decided that Harold would chat with Jim about what day would work for him.

**APPROVAL OF MINUTES:** Bill Wagner arrived at the board meeting to form a quorum. A motion was then made by PJ to approve the minutes of the May 5 meeting. The minutes were approved.

A motion was then made to move into executive session at 7:50 a.m.

**EXECUTIVE SESSION-REAL ESTATE:**

The board reconvened at 8:40 a.m.

**PARKING GARAGE UPDATE:** Mark Relph is arranging a Parking Management Group meeting sometime next week to talk about the schedule for the RFP for both the architect and contractor. They hope to have the RFP ready for the street by the end of June (21). There are several interested people calling his office and the committee will advertise in Denver as well as locally. Oral interviews are scheduled for July 21 and City Council will make a contract by August 17. Harry insisted that the DDA have input on the final design. Mark assured him that there will be more meetings and the final design will not be presented until toward the end of November. Harold would like to begin demolition by November or December since there is a lot of preparation to do because of asbestos removal. Mark replied that, if anything, it is the permitting process that will hold it up. Construction will hopefully begin in March of next year and end sometime in October of 2006. Mark has been contacted to consider building the structure out of steel. It can be quicker, but there are cost and maintenance issues. Harold said that they would like to show us a garage in Albuquerque that’s 20-25 years old and listen to what they have to say. As far as local contractors go, there are no local preferences. We are also looking at pre-cast from Denver or Salt Lake and then would involve local erectors. Harry wondered if there has been any discussion about building the fourth story. It is felt that if we don’t build it now, it will be much harder later. Mark said the suggestion will need to come from the design team.

A motion to authorize Harold and John to finalize the RFP for 4<sup>th</sup> and Rood with a 60 day response period was made by PJ; motion passed

**7<sup>th</sup> STREET UPDATE:** Ted Ciavonne has met with Harold Stalf, Mike McDill, and Kent Marsh to arrange a public meeting to discuss some alternative plans for 7<sup>th</sup> Street. He would like to resurrect the drawings of 7–10 years ago and see if we can bring in Dan Burden around the middle of July. Harold said Dan's schedule is full until September. There are safety concerns from the City Council, and the Fire and Police Departments regarding the proposed roundabouts. Dan Burden is quite confident that by narrowing the road and eliminating traffic lights, that traffic would have the same flow. Harry stated that we need to address these issues with the public. Ted replied that it is the public sentiment that 7<sup>th</sup> Street is the last north/south artery. We need to change the perception to be that we don't need five lanes now and not in thirty years with Riverside Parkway, I-70B, North Avenue, Patterson, I-70 and 29 Road. Becky pointed out that the preferred traffic coming downtown is not pass-through it's destination! The numbers may go up, but the traffic pattern will be different. Jim Spehar has asked to see an alternative plan with four/five lanes. Harry believes we should present the alternatives and let the public decide. This project is intended to expand downtown and should include all of 7<sup>th</sup> Street to Grand and south to at least Colorado since we will be spending a lot of money on Colorado in the near future. The committee will be getting together and is looking at July to present it again to City Council. Harry reminded the board that there is a deadline on the spending of bond money. Harold added that we are looking at a delay of a month or two, but it is worth it to bring the public along.

**AOTC COMMITTEE** – The purchases being suggested for this year are: “Metamorphosis” (cast in bronze to honor Bill Wagner's father, to be purchased by the Wagner family); “Let it Snow”; and “Silly Fool”. PJ has offered to raise half the money to purchase “Silly Fool” and the other half will come from May Belle Kanavel's estate. Harold would like to have a motion from the board to approve these purchases, but there is not a quorum present. The matter was continued until the next meeting.

**BID UPDATE** – Scott reported that Brunella is frustrated with the petition process and has missed the May 20 deadline. Roxie Denning, the new president of the DTA has assigned committees. The BID committee will meet at Il Bistro to divvy up petitions. We currently have about 15-25% of the signatures collected. Harry feels strongly that it will be a disaster for downtown if we don't get this accomplished.

**OTHER** – The Board has concerns about the purchase of the Melrose Hotel bringing all of the things we don't want downtown. There has been interest from the Salvation Army, Treehouse and the Homeless Shelter. The Board cannot, however, interfere with the sale of the property.

**ADJOURN** – 9:30 a.m.