

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

June 2, 2005

248 S. 4th Street, Grand Junction, CO

7:30 a.m.

PRESENT: Harry Griff, Scott Howard, PJ McGovern, Doug Simons, Becky Brehmer, Harold Stalf, John Shaver, Bruce Benge

ABSENT: Karen Vogel, Bill Wagner, Mike Mast, Jim Doody

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

APPROVAL OF MINUTES: A motion was made by Scott to approve the minutes from the last meeting, with second by Becky. Motion carried.

EXECUTIVE DIRECTOR REPORT

7th Street Update – Harold stated that the traffic engineering report came back from Dan Burden’s parent firm glowing and confirmed that this design is very appropriate for 7th Street. The City staff attended a national roundabout conference in Vail. There was a meeting held at Ciavonne’s with Mike McDill, Kent Marsh, Jodi, and Harold to prepare for a community meeting in July. Harry emphasized that the DDA is under strict orders to make a report to City Council.

A motion was made by Doug to move into executive session, with second by Becky. Motion carried.

EXECUTIVE SESSION-REAL ESTATE: The meeting went into Executive Session at 7:55 a.m. and returned to the regular meeting at 8:20 a.m.

AOTC – Bruce Benge reported that the AOTC committee would like to purchase Silly Fool, Metamorphosis, and Let It Snow. This led to a discussion of the controversies of buying Silly Fool. The AOTC committee’s recommendation is to buy Silly Fool, and Doug feels we should go with the committee decision. PJ agreed it’s a heck of a deal. A motion was made to clarify that the purchase of Silly Fool would be funded ¼ by AOTC, ½ from May Belle Kanavel’s estate, and ¼ from anonymous donations. Doug moved; Becky seconded; so moved. It was noted that PJ abstained from voting. Harold reminded the Board that the AOTC committee will be taking down statues next Saturday.

A motion was then made by PJ for John and Harold to complete the sale of Cheers for \$155,000. This figure includes a promissory note or rebate to the DDA in the amount of \$55,000 to ensure that the Burdens fulfill their obligation or agreement to construct at least two employee loft apartments of the second floor; Doug second; so moved.

BID – Scott reported that the process of collecting signatures is more complicated than anticipated. We need signatures from 50% of value and acreage owners. Currently we have collected signatures from about 48% of value and 33% of acreage. After meeting with Stephanie Tuin, the deadline for signatures has been moved to the end of June. Steve Smith is making a map so we can color code those signatures we have, who we don’t have and who we need to approach. The next BID meeting will be 9:00 Monday.

News Rack Policy – Harold requested a motion to authorize the price of the application for a shared box at \$100. PJ made the motion, Becky seconded; motion carries. PJ made another motion to move the rack in front of the Rockslide to where it was previously. Harold will talk to the owners of the building. For those property owners who would like them moved, the DDA can authorize Harold to move the racks. John confirmed that Harold has general authority and does not have to make a resolution. PJ was also disappointed by the color of the news racks. Harold stated that it is not the color we thought it was going to be. He suggested that the AOTC committee choose artists to paint them.

A motion made to **change the meeting dates** of the DDA board to accommodate Jim Doody's committee meetings and to avoid following City Council meetings. John said it is not a by law issue, just a vote of the Board. Therefore, the Executive Committee recommends that in July the meetings will be the 2nd and 4th Thursdays of the month. The motion was made by PJ, Scott second; motion carries.

PMEG Update – A meeting was held, however, Harold and Scott were not informed. PJ reported that timelines are contingent upon people moving out of their spaces, but construction should begin by December of 2006. RFPs for architects have gone out and been amended to include the end caps to be part of the submission. Dave Varley attended a parking conference and came back with pictures that look exactly like what they have in Aspen. Harry stated that the PMEG representatives are Scott and Karen and that needs to be reiterated to the committee.

ADJOURN - There being no other new or old business, the meeting adjourned at 9:20 a.m.