

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

June 16, 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, Mike Mast, Doug Simons, Bill Wagner, Jim Doody, Harold Stalf, John Shaver, Ted Ciavonne

**ABSENT:**

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

**APPROVAL OF MINUTES:** Harry stated that Jim Doody was not listed on the roster of board members and that the executive session began at 7:55, not 8:55. Harry also clarified that the purchase of Silly Fool was to be funded ½ by the May Belle Kanavel estate, ¼ by anonymous donors and ¼ from AOTC funds. With those corrections, a motion was made by Karen with second by Bill to approve the minutes; motion carried.

**7<sup>TH</sup> STREET UPDATE** – In mid May the City asked for an extensive public meeting. Harold and Ted spoke with Mark Relph and he advised them to have consistent graphics and to pay attention to detail. During the first part of June, Mike McDill, Harold, Kent Marsh, and Jodi Kliska presented what they thought should be highlighted at the public meeting. The City engineers would like stations set up explaining roundabouts, reverse angle parking, emergency access, road diet with cost estimates, and traffic models. They would like to bring in Dan Burden to explain the history of the project and show the three concepts that developed out of the public charrettes. Councilman Spehar would like one of the scenarios to be four lanes all the way through from Grand to Ute; another model would be five lanes with a center turn lane; the final option would be the model that came out of the public workshop. Also included would be existing and future traffic models and cost estimates for landscaping w/pros and cons. Council is looking at holding this meeting in late July or early August. Construction is still slated for early winter or spring. Harry had concerns about the City Council's view on future traffic patterns. Harold said that Mike McDill and Jodi Kliska could address this concern with other construction projects (29 Road Bridge and Riverside Parkway) being completed and the fact that downtown traffic will be destination not pass through traffic. Bill was concerned about fire department access. Harold stated that these concerns need to be addressed and that we need to assure the fire department that we will certainly take them into consideration. During the last two or three weeks, the City staff engineers attended a roundabout conference in Vail. The issue of pedestrian safety and emergency access was addressed at that conference. They brought back videos and printed information from other communities to share with the public. Jim Doody asked about the possibility of the elimination of the roundabout at 7<sup>th</sup> and Grand. Doug was concerned that City Council is not willing to accept expert advice. Harry feels that, with the correct information, they will come to the correct conclusion. Jim asked about the possibility of a double lane roundabout at 7<sup>th</sup> and Main. Ted explained that this would probably not be necessary for either roundabout except southbound at 7<sup>th</sup> and Grand. Jim asked why the cost of the project is doubling. Ted answered that there is an average block cost and we are asking to do six blocks or seven blocks instead of the original three or four blocks. Harry wondered if eliminating some blocks to save money would be mentioned at the public meeting. Ted felt it probably would not be mentioned to the general public. Doug would like to address the funding plan for this project. Harold will schedule an agenda for a special board meeting regarding the budget and future projects.

Mike made a motion to move into executive session to discuss real estate issues with second by Karen; motion carried; the DDA board moved into executive session at 8:05 a.m.

**EXECUTIVE SESSION-REAL ESTATE:**

The Board reconvened into open session at 8:30 a.m.

A motion was made by Doug to authorize Harold to execute an addendum to the Cheers contract purchase price of \$210,000 to pay \$155,000 at closing with \$55,000 in the form of a promissory note only if the buyer does not follow through with development consistent with the RFP. Karen seconded the motion; motion carried.

**BID ISSUES** – Petitions are being signed and we are nearing the deadline to turn them in to the city clerk. Doug stated that we are over the 50% threshold on property value, and close on acreage. Stephanie would like a meeting with the new chairman of the DDA, Bruce Hill, Roxie Denning and Kelly Arnold to talk about how the BID will work under the direction of the DDA. This meeting has not been set yet. The committee will meet today at 9:00 to discuss the status of the petitions. Harry emphasized that we have a cushion in case the city clerk denies some of the petitions. Harry asked for a motion to authorize the Executive Director of the DDA to sign petitions for property owned by the DDA and rented to third parties. PJ made the motion. John added that the city clerk may not allow these petitions, but in theory they should be acceptable. Harry suggested that we also get the tenant signatures and let Stephanie decide which ones she will accept, if any.

Roxie Denning arrived at 9:00 for a BID meeting and to sit in on the DDA board meeting.

**AVALON UPDATE** – Harry received an e-mail from Ed Lipton stating that Jerry Moorman wants to meet again with DDA, Cinema, and Avalon boards for about an hour. It was decided to have a special meeting June 30 at 7:30 a.m. The City has budgeted money to renovate the Avalon – \$6,500 for lighting, \$5,000 for safety issues, \$50,000 for seats, \$30,000 for the renovation of the front lobby. According to an e-mail from Ed, the City is looking for matching funds for these projects. Harry suggested that we use some of the TIF money for these projects. Dave said a formal request will come from the Avalon board.

**NOMINATING COMMITTEE** – New officers need to be elected during the first meeting in July. Karen Vogel will move up to chair and Scott will be vice chair.

Doug introduced Roy Stackney (sp?) to the meeting to discuss his parking lot renovation issues on Rood Avenue with the DDA.

**OTHER** - Roy has purchased the former Bank of Grand Junction building and the adjoining parking lot and has tenants moving in. He is proposing taking out the drive up lanes and reconfiguring the lot into additional parking. He has spoken with City engineers and presented them the proposed plan for renovation. They see conflicts with delivery trucks for restaurants and other businesses and impeding the ingress and egress lanes into Rood. The City would like to reduce the curb cuts to one instead of two. They have asked Roy to come back with a revised proposal and he is seeking direction from the DDA. He is looking for a letter of support from the DDA. Harry advised Roy to visit with Harold and he will make a recommendation. He doesn't feel comfortable supporting something the DDA doesn't know much about.

Reminder that the next Board meeting will be July 14 and there will be a special meeting with Dr. Moorman on June 30.

Harry added that he loves the Art on the Corner sculptures that were installed this year. He gave kudos to the AOTC committee and remarked that there is art all over the Valley and it is just great!

**ADJOURN** - A motion to adjourn was made by Becky; Mike second; motion carried. The meeting was adjourned at 9:15 a.m.