

**GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES**

Thursday, July 14, 2005
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Karen Vogel, Harry Griff, Scott Howard, Peggy Page, Mike Mast, Doug Simons, Bill Wagner, Jim Doody, Harold Stalf

ABSENT: PJ McGovern

CALL TO ORDER: Harry called the meeting to order at 7:32 a.m.

APPROVAL OF MINUTES: Minutes were not available

Harry welcomed Peggy Page as a new member of the Board to the meeting.

Harry also presented a City of Grand Junction travel bag to Mike Mast for his dedicated service to the DDA Board.

ELECTION OF OFFICERS: The nominees as confirmed by the last meeting are Karen Vogel for Chair, Scott Howard for Vice Chair, Diane Jerman for Secretary and Ron Lappi as standing Treasurer. Mike made the motion to close nominations with second by Jim; motion carried. Mike then made the motion to approve the slate of candidates; motion carried. Karen took the seat as Chair.

7th STREET UPDATE – Harold stated that there was a meeting at Ted Ciavonne’s office on Tuesday afternoon to discuss the City Council’s request for a public meeting offering various alternatives for 7th Street. There will be an open house on August 31, which happened to be the first date available for Dan Burden. There will be three different layouts; a 4-lane alternative with traffic signals, a 5-lane alternative with traffic signals, and a 3-lane alternative with roundabouts. Traffic studies need to be done on all three alternatives with cross sections of streetscapes. Doug asked if Ted has approached the City to pay for this extra design work. Karen asked if this extra cost would impact the total cost of the project as well as the City’s share. Harold replied that it would indeed affect the overall cost of the project and, therefore, the City’s original contribution to the project. He emphasized that the DDA will need to spend its share by the end of next year. Harry asked about two lane roundabouts which led to a discussion of safety issues. Ultimately, Doug stated that he hopes the best project wins and that he is just happy that 7th Street is being improved. Karen stressed the need for Board members to keep August 31 open to attend the public meeting and meet Dan Burden.

Harry made the motion to move into executive session; Doug second; the Board moved into executive session.

EXECUTIVE SESSION-REAL ESTATE/PERSONNEL:

8:25 a.m. - The Board reconvened into open session.

FARMER’S MARKET - Jim asked Harold about approaching Kelly Arnold for help during Farmer’s Market Festivals. Harold replied that about a year ago, a series of meetings was held and Kelly delegated the issues to Dave Varley and other department heads. Greg Morrison spent several thousand dollars for Warning Lites to put together a model for street barricades for the Market. Since that time, Dave Roper and Risk Management formed a committee to review special events security and road closures. The Partnership is trying to meet City standards, but it is expensive to hire Warning Lites for every event. The City may help with some money to close 4th and 5th Streets. It was suggested by Harry that if we need extra hands we could look at Partners or kids who need to do community service. Harold said that

vendor/merchant relationships need to be handled by a staff/board member. Doug suggested that the DTA board help with vendor/merchant conflicts. Bill suggested that perhaps merchants could help address vendor concerns. Harry suggested we figure out what man power we need and get volunteers or staff to handle it. Harold pointed out that there is money in the budget to hire people, but they were not hired in time. Barricades and port-a-let requirements have hurt the budget. Bill asked about the farmers market at Mesa Mall. Harold explained that they are not doing well and are always welcome back. There was discussion of maybe doing a no hard feelings letter asking the group to come back. Bill suggested we use the block between 2nd and 3rd Streets to accommodate more vendors. Harold does not want to expand the market for personnel reasons and maintaining high standards. It was suggested by Doug that we hold a joint meeting with the DTA. Harold would like to encourage some DTA board members to become liaisons to the DDA Board. Karen summarized that we will look at the City, Partners and the DTA for extra man power for future Farmer's Market Festivals.

PMAG UPDATE – Harold, Doug and Scott met with Mike Curtis, Rex Sellers, Dave Varley, Ron Lappi, Gregg Palmer, and Jodi Romero. A sub committee was chosen to interview the design teams for the parking garage. There are four design firms that have submitted proposals: Blythe (The Lawrence Group and Walker), S.E.H., Newman, Cavender & Doane, and Watry Design. The committee's favorite was Watry. Now we will hold oral interviews. Harry asked if there was concern regarding using local people for the construction. This led to a discussion of how the committee determined the best proposal. The committee also discussed parking meters and systems. Doug reported that the committee looked at pilot sites and kiosks and has found that they are pricey and the payback may not be worth it. Harold added that we still need to find a parking pay system that will work with the garage.

BID UPDATE – Karen received a letter from Stephanie stating that the petitions were accepted. The matter will be forwarded to City Council for consideration on July 20. John Shaver and Stephanie Tuin have been a tremendous help in this process. The DDA rental properties were accepted. Harry is concerned about the narrow margin and the determination of the 50.02% of acreage. Brunella did a very detailed job for the City Clerk. The DTA is looking at letting Dan Wilson go as legal counsel. Brad and Anna have suggested retaining a lawyer from Denver.

JARVIS PROPERTY MEETING – Doug reported that the City has commissioned a study to see what use would be best use for the Jarvis property. Doug questioned the hurry to develop this property before the Parkway is completed. The City is looking at zoning and the flood plain. Doug is concerned about the options being closed. Bill agreed that they are ahead of the project.

Karen thanked, publicly and on behalf of the DDA Board, Harry Griff for his diligence and attention to detail during this past year as the DDA Chair.

ADJOURN - Bill moved to adjourn the meeting; Mike second; the meeting adjourned at 9:15 a.m.