

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
November 10, 2005
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

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

GUESTS: Dave Varley, Mike McDill

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

APPROVAL OF MINUTES: A motion was made by Jim Doody to approve the minutes of the last meeting; Scott Howard seconded; motion approved.

HOLIDAY PARKING – The DTA’s recommendation is to conduct the holiday parking in the same manner as last year. This proposal will need to go to City Council on Wednesday night for approval since it depletes \$30,000 from the parking fund. The DTA board would like to enforce the two hour limit on Main Street, but that is unlikely due to enforcement issues. Leigh will request in the next Downtowner newsletter that employees and merchants honor the free parking for shoppers.

BID UPDATE – There have been quite a few meetings with City staff and County personnel since the BID passed. Karen and Harold met with Kelly Arnold to ask the City for help with payroll and bookkeeping functions. John suggests changing the acronym DDA to DDA/BID in the City’s MOU, and there be a fund established for BID proceeds. John will draft an addendum to the contract. The arrangements will be discussed December 5 at the City Council workshop. Scott and Karen will attend this meeting. PJ stressed that he would not have supported the BID without the participation of the city and county. Harold has asked for \$10,000 from the city and \$19,000 from the county, based on a voluntary assessment. In-kind support from both organizations has also been requested. The DDA will pay the fee for the collection of taxes. Harold ran the assessment on the BID and came up with approx. \$122,000 in property taxes. The assessment will go to the City Clerk for certification by the Council and then goes to the county for collection. Harold said we would have been close to the original budget of \$130,000 had the council not excluded some properties. Scott wondered about other businesses wanting to get out of the district. Harold stated that Bob Armantrout, among others had indicated that he was upset that he missed the opportunity to be excluded from the BID. Scott asked about the insurance in-kind. Harry emphasized that these commitments were not made before the BID election. PJ cautioned about negotiations for in-kind contributions not replacing cash contributions. Doug expressed frustration regarding the situation of renegotiating the commitment. Karen replied that we have just begun to talk with the city and county. Jim Doody said they are still working on the budget. November 16 is the certification date of the assessment. The county needs the information by Dec. 1 then on December 5, the city council will turn over the BID to the DDA. We need to draft administrative policies and bylaws.

TIF EXTENSION – Karen met with Ron Teck. Harold will draft something for him to review.

6TH AND MAIN – Norm Sherwood came to see Scott regarding the façade renovation of the Randy Hammond building. He is asking the DDA to help with some landscaping. Scott handed out photos of the intersection. Doug said he felt we should do the entire intersection, not just the corner. This issue will be discussed at the retreat on the 17th and could possibly be included in the 7th Street project.

PLAN FOR 7TH STREET – A memo was distributed by Mike McDill with the proposed budget and drawing of the plan for 7th Street. The table breaks down the cost of the four phases. Construction costs have almost doubled with cement shortages, fuel expenses and hurricanes happening in the South. The first phase is 2.5 blocks with one intersection; the second phase is 3.5 blocks; the third phase includes the roundabout at 7th and Main and the fourth phase includes the roundabout at 7th and Grand. Harry wondered

if we should phase it or not. Mike would like to build it all except the roundabout at 7th and Grand (phase 4). He would like to build a comfort level with urban roundabouts since there are public concerns about pedestrian crossings. Mike would like to compare the number of pedestrians at 7th and Main as opposed to 7th and Grand. Doug said it seems better to have the construction stop at White rather than mess with 7th and Grand or just do the whole thing at one time. PJ believes it needs to be phased for political reasons. Phases 1 and 2 are negotiated and paid for. Phases 3 and 4 are yet to be negotiated. Harold said we can discuss this at the retreat. Karen asked if the cost would be better if it was not phased. Karen wondered if we even have the resources to complete the project. With the defeat of referendum D there is no funding from the state for other projects in the City and County. As far as priority, Riverside Parkway is first and 29 Road is second on the list of priorities. The DDA needs to come up with its master plan on Thursday and take a look at projects for the next five years.

A motion to move into executive session was made by Scott, second by Mike; motion carried

The Board moved into executive session at 8:30 a.m.

EXECUTIVE SESSION-REAL ESTATE:

The regular Board meeting reconvened at 8:50

A motion was made by Harry with second by Bill authorizing P.J. and Harold, with the assistance of John Shaver, to purchase the property at 440 Main Street consistent with the direction given during executive session.

ADJOURN – 8:55 a.m.