

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
Thursday, February 9, 2006  
248 S. 4<sup>th</sup> Street, Grand Junction, CO  
7:30 a.m.

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

ABSENT: Bill Wagner, Jim Doody

GUESTS: Dave Varley, Donia Moore

CALL TO ORDER: Karen called the meeting to order at 7:37 a.m.

APPROVAL OF MINUTES: Mike made the motion to approve the minutes of the previous meeting; Scott seconded; Karen noted that she was in attendance at the meeting with Harold and Jon Peacock regarding the TIF extension; with that change, the minutes of the previous meeting were approved.

CHAIR/DIRECTORS REPORT:

Harold did not receive the 4<sup>th</sup> quarter sales tax report. He will email it out with some comments when he receives it.

For 2005 we had budgeted a surplus of \$81,000, and we actually had a surplus of \$112,000. Our year-end fund balance is \$207,712. We had more interest income than expected and expenses were about on target even with the election expense. We also spent less on Art on the Corner. It depends on how many sculptures we buy and sell each year. PJ made the motion to accept the unaudited final budget for 2005; Mike seconded; motion passed. Harold added that the 203 fund will be presented at the next meeting.

TIF EXTENSION – Karen reported that the TIF extension legislation is dead thanks to Larimar County Commissioners. CCI fought it and Sam is not happy with them. Sam begged them not to bring it up early in the year. It will have to be tabled until a later session. Harold feels that the big difference is that Larimar County is de-Bruced and Mesa County is not. In Larimar County the money is returned to the county, whereas in Mesa County the money is refunded to the taxpayers. Ron Teck is the leader in Mesa County and he is term limited as of this year. PJ suggested looking at a co-existent TIF. Harold will talk to Ron Lappi and John Shaver.

Harry arrived!

HOUSING DENSITY – Harold handed out the Growth Plan Amendment from Community Development. Policy 8.4 which is being recommended by the City staff. Currently, the maximum density is 24 units per acre, but this policy does not have any cap on growth. We wanted to get away from how many units fit in a building and square foot per unit. It really has to do with parking issues. We have budgeted 1.5 spaces per unit and this matter will be addressed in the master planning session of 2007. Harold stated that Doug doesn't feel he can sell units without adequate parking. We are looking at various scenarios for parking spaces and have some flexibility to waive the restriction. Doug arrived! PJ brought up the thought that the term "including" affordable housing could be misinterpreted to mean you must include affordable housing. He feels the wording should be "including but not limited to". Harry assured him that "including" and "including but not limited to" are the same legally.

We need to submit this policy by the end of February for consideration in March. This is a very broad policy designed for the B1 and B2 zones of Downtown only. The commission is working on a south downtown plan also. There will be a core downtown plan and a south downtown plan. Parking issues as well as building height are the problem areas. The current height limit is 65 feet. Harold will review the

plan with Community Development and let them know your input. Scott asked the parking having to be adjacent to the building. For commercial buildings, customers have to park within 500 feet and employees have to park within 1,000 feet of the front door. Dave said the city could study the area in a 1,000-foot radius and see how many parking spaces are available. Harold pointed out that we will have lots of spaces in the parking garage. Harry made a motion to endorse the staff's recommendations regarding density policy 8.4; Doug second; Harold wants them to strengthen or clarify that this is only for the B1 and B2 zones of the downtown area. Harry amended his motion to endorse this insofar as it only pertains to B1 and B2. Motion passed.

PMAG – Doug Simons and Karen Vogel met with city staff on Tuesday about the parking garage. The primary focus of the meeting was to talk about some budget overruns from Shaw and the design team. This will be the major topic of the next DDA/City Council meeting on the 21<sup>st</sup>. The structure bids are coming in over budget by 1.7 million. There are a couple of reasons: the contractors are recommending cast-in-place as opposed to ??? and general costs like inflation. Instead of the \$12-13,000 per space we are talking about, it will cost approximately \$17,000 per space for parking. The estimated site clean-up work alone is going up to nearly \$700,000. So there's work to be done and there is a whole process the group is going through to look at cost savings. We went to Alpine Bank with some new numbers. They were initially in for 1.5 million for 100 spaces that will now go up to \$300,000. It also changes the deal with PJ and the Dalby Wendland spaces. The DDA has been asked to pay for the replacement cost of the 22-23 spaces for Dalby Wendland. Harry inquired about our contract with Alpine Bank. The city is asking us to revise our contract.

There is strong consideration for building the fourth floor. We are talking about a project that is around 8 million dollars. If we go to a fourth floor, we won't need a roof. We are considering other cost saving measures such as adding firewalls at the ends of the building paid for by the DDA. The parking fund would be willing to add another \$100,000 to the project. Doug feels that if we don't build the fourth floor now, we never will. The committee also discussed if the DDA and the City would be willing to split the cost of the fourth floor. Some spaces could be leased or sold to the City by the DDA. We are looking at about a million dollars coming out of the DDA. Harold pointed out that we would have some equity in the building whereas we wouldn't in the three-story model. The meeting was very positive and optimistic and really wanting to build the fourth story.

We will have a joint meeting with city council and we need our basic philosophy ready, which could be a problem as far as getting the numbers. We are having another meeting next week and hope to crunch some more numbers. Kelly is on board and thinks that the city should help with the construction of the breezeway to Main Street. The city would also be willing to sell the spaces on 3<sup>rd</sup> and Main to pay for the spaces in the garage. Harry doesn't want to get lost in the shuffle of what the spaces rent for and paying for consulting reports that are too expensive. Harry wondered if we are still on track for 2006. Doug stated that it will be late spring 2007. Harold thanked David Varley for getting the city on board. PJ would like to see 3<sup>rd</sup> and Main used for parking. A subcommittee is being put together to analyze the parking mechanism and management of the parking garage and other parking lots downtown. It should cost around 50-60 thousand for the type of technology they are looking at. These extra costs can come from the parking fund and it's a matter of increasing the amortization. PJ is scared that if we don't sell them on the increased cost, city council will kill the project. We have used TIF dollars as leverage to encourage the City to match funds for mutually beneficial projects. No other local government understands how good this is for our community. We are very fortunate to have this city and county support.

GJPD GRAFFITI REPORT – Karen said thank you to Lt. Mike Nordine for the speed with which the GJPD cleaned up the graffiti. We appreciate it!

The city has put together a good program for addressing graffiti. The Parks Department, Code Enforcement and the Police Department all work together. We have not arrested anyone in this incident. We try to track the graffiti around town. A lot of times we can track it to someone, by way of a signature tag, but we have not been able to do that in this case. We will be running this case through Crimestoppers. There was a youth at West Middle School who may have a lead. Harold thanked the Parks Department for cleaning public spaces and sculptures within 24 hours.

PJ wondered what the Police Department would think about using cameras for surveillance. The cameras need to be monitored. Doug suggested using a digital recording. Harold spoke with David Prather and Mesa Theatre has cameras that could have something on tape. Lt. Nordine will get a hold of Bob Culver today. Scott asked about the city cam. Harold would like to broadcast one on our website. The concern the Police Department has is that we would have high expectations. Harold feels that with sculptures being run over, tagging, and broken windows, even if we caught one vandal, it would be worth it as a deterrent. Harry would like to see Harold pursue the cost of these surveillance cameras. We need to encourage development downtown with better lighting and better security. Peggy feels that before we spend a lot of money on cameras, we should look at lighting and other deterrents. Lt. Nordine stated that he hopes the new parking garage doesn't become a canvas. Karen asked Harold to look into this, see what he can find out and report back.

VAN GUNDY REZONING – Harold received a comment sheet from Community Development regarding the VanGundy property. The questions is if the DDA approves billboards or other signage and whether we support or oppose the rezoning that would basically allow VanGundy's to stay on 1.5 acres with a rail spur and the vacation of an alley. Pat Gormley feels that we should not allow this to occur. Karen feels it's a no-brainer. Karen asked Harold to write a letter to Community Development. Dave suggested putting together a sheet that shows the history of the property. The deal was that he reserved the right to buy back a piece of his property for what the city bought it for. He now needs to comply with the code. The key is to see if the planning commission can determine if the use will comply with code requirements. Harold will write a letter in opposition of the rezoning and alley vacation with a request for no variances and no signage even if it were to be approved. He added that he may need to appear at a Planning Commission board meeting to let the DDA's position be known.

Harry made a motion to move into executive session; Mike seconded; motion carried. Te DDA board moved into executive session at 8:40 a.m.

EXECUTIVE SESSION-REAL ESTATE:

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