

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, April 13, 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, Doug Simons, PJ Mc Govern, Bill Wagner, Harold Stalf

ABSENT: Jim Doody

GUESTS: David Varley, Donia Moore, Mark Relph, JoAnn Hotimsky, Allison Sarmo

CALL TO ORDER: Karen called the meeting to order at 7:33 a.m.

APPROVAL OF MINUTES: Karen began the meeting by giving thanks to Diane for keeping accurate minutes. Scott made a motion to approve the minutes of the last meeting; Doug seconded; motion approved

UNITED WAY – Doug reported that it has been a great year and a good fundraising campaign. The campaign is within \$20,000 of their goal. The amount going to local projects was increased by \$40-50,000. Doug and Jamie will head the campaign again next year. Their thanks go out to Nancy and her staff for the work they do for United Way. United Way went to the City and asked for a matching contribution. The City did that by donating a dollar per resident which matched the contributions by their employee's. The County also did a match for employees. Doug would like the DDA board to match the employee contribution out of the general operating fund. PJ made the motion to match DDA employee contributions; Mike seconded; motion approved.

ANNUAL DINNER UPDATE – Roxie asked if the DDA was buying a table this year. Doug wondered where the money for this event goes. Harold said it will go to the BID to celebrate downtown and is not intended to be a fundraiser. He announced that next year we will have the annual dinner on January 12<sup>th</sup> in lieu of the holiday social. The DDA will buy a table for staff and honored guests. There is also money in the budget for awards.

LETTER FROM STEPHANIE – The City has set up a committee to examine the Avalon operation with representatives from Cinema at the Avalon, Avalon Foundation, DDA and four at large members. She has asked that we appoint a representative from the DDA board for this committee. Karen nominated Harold for this committee. Doug made a motion to appoint Harold to the Avalon committee; Harry seconded; motion carried. Karen reminded the board that anyone can apply to be an at large representative.

TIF COMMITTEE – There will be seminar on TIFs this summer. The rider reduces the backfill to the school district by 50%. Doug feels a lot of committees do not understand TIFs. He feels we are unique in how we are using the TIF money. We are trying to get Sen. Ron Teck on this committee to recommend that TIFs are run the way ours have. Rep. Penry and Buescher might want to serve on the committee as well. PJ suggests we continue to investigate the dual TIF idea. Harold replied that John Shaver is reluctant and wants local governments to approve such a scenario.

DDA/CITY PROJECT UPDATE – Mike Curtis has put together some updates on the Parking Structure and 7<sup>th</sup> Street to pass along to the DDA.

*Parking Structure* – The asbestos abatement got a great bid and we are ready to go forward with this process. The Copy Center's lease on Valley Office ends this month and Bank of the West will be out in May. We now need to hire a contractor to do the demolition in June. By the first of July we should begin construction. The design team will be done around the end of May. There is a draft plan of the parking

stalls and there will be a final design by the end of July. The foundation and grading design will be done in June and bid by Shaw Construction. Then, we will obtain bids on different pieces. The façade is very important to the DDA. Harold distributed an updated design that arrived yesterday. This is a three story garage example with five or six buildings in the façade made of brick and stone. The entry will be across from Alpine Bank. PJ asked about the breezeway to Main Street. In mid-June we will begin fencing and construction. We are meeting with the adjacent property owners next month before we begin the asbestos abatement. Shaw will attend this meeting to let people know about construction noise, dust, etc. Harold asked about the pile driving schedule. Mark hasn't seen the plan, but thinks it should take about 2 to 3 weeks. We may do construction on the weekends and nights instead of during the business hours. Karen suggested we take pictures of the current buildings for insurance purposes. Donia asked about how late at night the construction would take place. We will try to pick a window that most businesses can deal with. The project should be completed by August, 2007. Harry reminded everyone that we want the spaces to be as or more economical than parking on the street.

*7<sup>th</sup> Street* – The team is about 30% complete with the design. They would like to report to the board when they are about 60% done, and then would like to come back again about 90%. September should be design ready for construction in 2006 and should be done in 2007. We have had some inquiries by the blind community regarding the roundabout. The Center for Independence raised concerns and suggested mid-block crossings. We also met with Ratekin Towers with similar issues regarding wheelchairs and elderly pedestrians. There was also discussion of style of street lights. We are trying to come up with a standard for Main Street. Harold explained that we are trying to establish a standard for all of Downtown.

Dave said there is a banner committee. We would like to improve the storm drainage situation as well as convert some utilities to underground. Also power circuits and street lights for vendors are being discussed. We are also monitoring wells for ground water. The piece that will be a challenge is curb cuts through the sidewalk section. There are a couple of properties that we will talk to regarding cut-throughs to parking lots. We will talk with The Cabaret about the purple concrete. There are lots of details to think about and, again, we are at about 30% finished. Harry inquired about Main Street beyond 7<sup>th</sup> Street being serpentine, and Bill suggested using alleys as access to parking lots as opposed to entering from 7<sup>th</sup> Street.

AOTC PURCHASE – Allison reported that this year's exhibit is even bigger than last year's! The AOTC committee would like the DDA to buy the 2005 People's Choice award, "Strength of the Maker" by Denny Haskew for \$25,500; "Two Souls, One Heart" (People's Choice runner up) by Ruth Burink for \$5,100.00; "Mustang" by Chuck Weaver for \$4,200.00; and "It's a Stretch" by Gene Adcock for \$12,000.00. We also need to be thinking about 7<sup>th</sup> Street purchases. Harry wanted to know if the pieces would stay where they are. Allison replied that it's up to the DDA. Harold would like to spend about \$50,000 per year for the next five years. We also might want to commission some pieces for 7<sup>th</sup> Street. PJ suggested that he may be interested in purchasing "Slow Dance", if it were relocated to 3<sup>rd</sup> and Main. Doug moved that we allocate up to \$50,000 this year based on the committee's recommendations; Peggy seconded; motion carried.

Harry made a motion to move into executive session; Mike seconded. The Board moved into executive session at 8:50 a.m.

EXECUTIVE SESSION-REAL ESTATE:

ADJOURN – 9:00 a.m.