

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, May 11, 2006

248 S. 4th Street, Grand Junction, CO

7:30 a.m.

PRESENT: Karen Vogel, Harry Griff, Scott Howard, Peggy Page, Doug Simons, Bill Wagner, Harold Staff

ABSENT: PJ McGovern, Mike Mast, Jim Doody

GUESTS: Donia Moore, Pat Gormley, what's her name the real estate agent, John Shaver, Dave Varley, Tom Fisher

CALL TO ORDER: Karen called the meeting to order at 7:36 a.m.

AWARD: Karen presented to John Shaver an award from the DDA for 2005 Downtown Champion. He gave kudos to the DDA for coming so far. Dave Varley added that John does a lot for the City and is a star performer and a privilege to work with.

APPROVAL OF MINUTES: Harry noticed a mistake on the 7th Street Project section of the minutes. It states that the project will be completed in 2008 and this should be changed to 2007. With this change, Doug made a motion to approve the minutes of the previous meeting; Scott seconded; the minutes were approved.

Harold pointed out the flow chart that Karen made for the Annual Dinner.

He also distributed "The State of Downtown" which will be a yearly publication produced by the Grand Junction Free Press. The idea was based on a similar publication in Boise, Idaho.

The DDA received a thank you note from Toni Heiden-Moran for recognizing her building renovation at the Annual Dinner.

DOWNTOWN CLEANUP:

PIGEONS - The City staff has agreed to help with the cost of pigeon cleanup. There are significant health issues with pigeons in public places. Pigeon droppings are directly responsible for diseases. Even after the pigeons have been removed, you must clean up the waste. This could lead to financial loss for Downtown merchants. Harold and Dave Varley are working with Mr. Rick Gonzales of New Sense Animal Control to remove the pigeons. This will involve trapping and relocating them. Mr. Gonzales feels we should do the entire city, and then put out feed with birth control in it. The third phase would be to put pigeon guards on buildings. Harold would like the DDA to execute a contract and share the cost with the City. Doug asked if this is a realistic plan. Dave and Harold believe it is worth a try. Doug asked if there is an ordinance about feeding the pigeons. John replied that the question is whether it is considered littering. He has a right to feed the pigeons, just not on public property. Harold emphasized that food in dumpsters and standing water also attracts the birds. Mr. Gonzales needs permission from property owners to remove the nests. The cost for Downtown is \$25,000, for the B.I.D. is \$37,750 and the entire City is \$75,000. Harry made a motion to authorize Harold to execute a contract with Mr. Gonzales, ask the City to match the balance, and continue to fund it in the future; Peggy seconded. The money will come out of the DDA operating fund. Terms will be \$7,750 up front and then \$2,500 per month for a year. Harold wants to make sure the City and the DDA are consistent in their message to the media. John needs to be able to cancel the contract based on performance. Karen would like to see it in the next newsletter. We need to be proactive and show that this is a targeted effort. Doug would like to ask City Council to approve an ordinance against feeding pigeons. The motion carried.

JUNK YARDS – Karen handed out the CUP criteria for the Van Gundy property. Under the zoning code, certain uses are allowed by right. Then there are uses that are conditional. The I-1 zoning district is for light industry and I-2 is for heavy industrial. There are two fundamental needs; compatibility with adjacent

businesses and mitigation of any adverse impacts. Van Gundys filed their application yesterday and need to go through the review process. This newly acquired property is in the DDA. Karen asked that all the Riverside Parkway parcels be included in the DDA. There was a letter from the Van Gundys to David and now Council needs to go through inclusionary process. May 30 will be the review date. The DDA will be involved since the Sterling property is also in the DDA boundaries. We need to form a committee to study the application and look at what we can do. We need to educate the Planning Commission on height restrictions. Community Development is working on a stipulation on height. Harold is concerned about screening in case we lose the height fight. Community Development is working on this being a financial burden for the property owners if screening on the Parkway is necessary and is partially paid for by the City. Doug feels that the height limit is more important than screening. Karen asked about the State regulations regarding storm water run off, fluid recovery and air pollution emissions. Karen would like to write a letter stating the DDA position on this area. Bill agreed to help on the committee. Harold asked about the process. John explained that the Planning Committee would approve with conditions. Is there an appeal process? The Planning Committee is the final say and then the City Council would approve or disapprove.

TRANSPORTATION – Grand Valley Transit will need a new transfer hub and will be using federal money for relocation. There is a formal process for relocation. Two sites have been identified; the old steam plant at 5th and South and the east side of the R-5 property at 7th and Grand. GVT would like to put it in the downtown area. There are nine buses involved. Scott would like to see the transfer point right downtown. Karen asked about the increased traffic to the residential area around R-5. There aren't really lots of residents in the area. The time frame for this decision is the next three months.

John Shaver and Dave Varley had to attend another meeting. Before he left, Dave mentioned the Council meeting on Monday night to discuss the Van Gundy conditional use permit.

In 2008-09, the GVT will have money to invest into I-70B. Right now CDOT is environmentally clearing this corridor to prepare the environmental document. Once the document is accepted, it must be kept alive. The proposal is to invest \$11 million from 1st and Main west. It will also be determined if Pitkin and Ute will be one road. Harold asked how the DDA could get involved. He said to make sure the City engineers understand DDA priorities. The environmental document needs work every three years so it could take up to 20 years depending on funding.

OTHER- Pat Gormley thanked the board for the Jim Hutton original painting given to him by the DDA for the Lifetime Achievement Award. He remarked that many of the projects he has been involved with have come to fruition. He congratulated the DDA on making such progress.

A motion to move into executive session by Doug; Harry seconded; the Board moved into executive session at 9:00 a.m.

EXECUTIVE SESSION-REAL ESTATE:

ADJOURN