

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, June 22, 2006

248 S. 4th Street, Grand Junction, CO

7:30 a.m.

PRESENT: Karen Vogel, Scott Howard, Peggy Page, Jim Doody, Doug Simons, PJ McGovern , Bill Wagner, Harold Stalf

ABSENT: Mike Mast, Harry Griff

GUESTS: Dave Varley, John Shaver

CALL TO ORDER: Karen called the meeting to order at 7:30 a.m.

APPROVAL OF MINUTES: Jim made a motion to approve the minutes of the previous meeting; Peggy seconded; so moved.

Karen read a letter from United Way thanking the Board for its matching contribution. She also thanked Harold for donating part of his salary to United Way.

PIGEONS – A contract was drafted by John Shaver between Nuisance Animal Control and the DDA/BID. Dave Varley, Joe Stephens and Harold have been working on this for the past 6 months. Harold is drafting a letter to BID property owners indicating that we will be removing pigeons and cleaning the area. The program will begin in July. The DDA is providing the money this year and will look at sharing the cost with the Parks and Recreation Department for next year and/or to expand the program. This year's contract is for \$37,500 a year with \$7,500 paid up front and \$2,500 per month. The money will come out of the 103 DDA operating fund. PJ said there were people willing to help with the cost. Harold would like to pay for it from the surplus since the downtown business and property owners provide our funding through various sources, and although they may be supportive financially, we should provide this as a benefit to those who provide our funding. This also will show some direct benefit from the BID, giving back to the property owners. Karen asked about the ordinance that Doug wanted changed regarding feeding the pigeons. John said he is planning to draft a proposal for City Council. A motion was made by Doug to authorize Karen to sign the contract between the DDA, the BID, and NAC; Peggy seconded; motion approved. Karen signed the contract.

PLANNING COMMISSION – The City Planning Commission approved the proposed change to the housing density code in the City growth plan. The Planning Commission sets the policy and then there has to be an amendment to the growth plan. They are drafting a proposal to be considered by City Council. The DDA would like unlimited density in B-1 zones with height limitations and parking requirements. The proposal would allow one parking space per 1,000 square feet of floor area. The current density is based on the number of dwellings instead of square footage. The proposal would apply to all of Downtown zoned B-1. Karen asked about existing buildings being grandfathered in.

PARKING GARAGE/7TH STREET – Dave reported that the City had a set back with the asbestos removal and bagging it for the landfill which drove the cost up. The subcontractor changed his mind about doing the project and the City had to bring in a crew from out of town. The new subcontractor then had to go to the State to get licensed and certified. This delayed the removal by at least a week.

We got a great bid on demolition from M.A. Construction (\$241,000). The design is almost complete and will be ready by next week. Construction should begin in August. The City sent a newsletter out to property owners in the area. Doug asked about the stairwell to the breezeway. The committee is still discussing whether to go with concrete or steel, but in either case, the walls would be prepared for signage to drive people to the breezeway. The drawing is about 95% finished.

The issues now are with the parking meter system, parking lots and how the systems will all work together. The committee met with a gentleman from Delta who works with parking garage systems. There are a number of issues for PMAG to discuss, and Dave assured the Board that a PMAG meeting would be held in the next few weeks. Harold emphasized the importance of the parking system and how it operates. For instance, the first floor would be 115 hourly spaces and the 2nd floor would be gated with access cards for monthly owners. Harold feels that we should use the parking garage in the evenings, on weekends and during special events. He feels we need to think about future uses of the garage. Dave believes that the spaces are rented for 24 hours, seven days a week and Harold believes we can share these spaces. The committee has asked for a 3-D model to help visualize traffic flow.

PJ left the meeting at 8:00 a.m.

Jim asked about where the construction workers would park during construction. They will have to walk a couple of blocks. Bill asked about the difference in cost of the asbestos removal. It was the same price; it was the demolition that will cost more.

INCLUSION OF CITY PARCELS IN DDA – Harold has asked for the inclusion of certain City parcels in the new DDA boundaries. Dave and John would like to wait a little longer to combine some properties and complete the design of the Riverside Parkway. Harold would like to set a policy that any transaction, be it lease or sale has a clause that says this transaction is based on your application into the DDA as a requirement. We would like to see this in place before the City disposes of any property. Harold would like to have consistent zoning within the DDA boundary. Dave feels this can be accomplished, but it will just take more time.

OTHER: Peggy asked about the booths facing the merchants during Farmers' Market. Harold explained about the fire code and our unique serpentine roads. He suggested that this be discussed at a BID Board meeting.

Scott made a motion to move into executive session; Jim seconded; the Board moved into executive session at 8:15 a.m.

EXECUTIVE SESSION – REAL ESTATE

The Board reconvened at 8:45 a.m.

Doug made motion to move forward with the RFP for the property located at 3rd and Main

Scott moved to approve the contract for Jim Golden as discussed in Executive Session.

ADJOURN