

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, July 13, 2006
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Karen Vogel, Harry Griff, Scott Howard, Peggy Page, Jim Doody, Doug Simons, Bill Wagner, Bill Keith, Steve Thoms, Harold Stalf

GUESTS: John Shaver, Dave Varley

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

Karen introduced the new Board members; Bill Keith, owner of Quilters' Corner and Steve Thoms, who owns The Winery.

ELECTION OF OFFICERS: Karen accepted nominations for chair and vice chair. Harry made a motion to nominate Scott Howard for chair and Bill Wagner for vice chair. Jim seconded to close nominations; a vote was taken; motion passed.

Scott took over the chair and gave compliments to Karen for handling the DDA for the past year.

APPROVAL OF MINUTES: A motion to approve the minutes from the previous meeting was made by Karen. Harry noted that he was absent at the last meeting. With that correction, Jim seconded the motion; motion carried.

DDA/AOTC BUDGET REPORT:

Income: After the first six months, everything looks fine. All property tax has been collected. Rental income is up because Bank of the West stayed longer than anticipated and Snap Photo rented longer than expected. TIF interest income is around \$20,000. We have had only a few expenditures out of TIF funds this year. We closed on the International Coin Stamp, Inc. shop and bought the house behind the Avalon. AOTC was authorized to make up to \$50,000 in sculpture purchases and actually expended a little more than \$48,000 on four pieces. Harold explained the funding mechanisms for the DDA and added that Ron Lappi will be here to explain the upcoming bond issue at the August meeting.

Expenses: Over 50% of the expense for contract services is for the pigeon program. AOTC is high on expenses this year because the artist honorariums were unbudgeted (\$5,600). The AOTC golf tournament should make \$5-10,000. We should be well in the black and this year will probably again exceed the anticipated balance, increasing the reserve. Doug pointed out that Harold has done a tremendous job of turning the budget around since 2002! Harry explained that a lot of the surplus comes from rental properties and that will decline in the future. The fund 103 money is also restricted to construction types of projects as well as for staffing and related expenses. Bill asked if the honorariums helped the AOTC program. Allison has done a wonderful job with networking with artists and this year we were able to actually jury the pieces. Steve asked about the salary expense. Harold explained that \$20,000 is paid to the BID for Diane's time.

PIGEONS: – The program began July 1. We have a one-year contract with Nuisance Animal Control. There are four to six crows in the downtown area and two hawks on top of Alpine Bank. Rick (NAC) feels if we interrupt their breeding cycle, the pigeons will go elsewhere. There are hundreds of pigeons by the library. Steve asked about the bird guy who always feeds them. John Shaver is working on an ordinance. Harry asked about the expansion of the program and the city's financial help. Dave said the city is looking at how far out to expand it. Rick feels that by September we will have it pretty well taken care of downtown.

PARKING GARAGE: – The clean-up crew found asbestos in the building which caused a slight set back. The clean up should be completed by tomorrow. Demolition will take place from July 17 – September 29. Security fencing will be put up. The alley between 4th and 5th will be closed during demolition. The contractor will coordinate times with businesses and delivery schedules. A foundation package is being put together. We are hoping to have it out to bid in August and awarded in September. August 25 is the deadline for the final design. The award of the bid for the construction is October 2. Construction should be finished late next year. The city will work closely with merchants to explain the pilings. The contractor will try to do the pilings in the off hours. There is a PMAG meeting set for next week. Karen wondered why the PMAG committee had not met since April. There have been questions concerning landscaping, signage, stairwells, etc. The committee is looking at changing the parking lot pay systems to tie in with the parking garage and the 7th Street parking system.

7TH STREET: – The roundabout design was based on consulting engineer Michael Wallace’s review. The City modified the roundabout to accommodate the Grand Junction Pipe and Supply float for the Parade of Lights and the blind community concerns. Harold has been looking at street lights as well as on street electrical circuits. Harold mentioned that the 600 block of Main has no vendor electricity. He is looking at combining new wiring and utilities on 7th and 6th Streets. Ted Ciavonne is gathering information on curb cuts. The design should be complete by September. The final bid will be decided in December. Construction will begin in January and completed by October. Harold pointed out the hot button issues: the entrance to Main from 7th ; sycamore trees; pedestrian crossings in front of the Avalon and 7th Street; the paving system on 7th Street; sidewalks, street furniture, etc.; the flow of traffic from 7th to Main. Scott expressed concern about finding good contractors and workers. He is concerned that we are losing workers to the oil fields. Shaw has been great to work with , but bids have been very high.

Harry made a motion to move into executive session; Doug seconded; motion carried. Bill Keith excused himself from the remainder of the meeting.

EXECUTIVE SESSION-REAL ESTATE: The Board moved into executive session at 8:45 a.m.

ADJOURN: The meeting adjourned at 9:00 a.m.