

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, September 14, 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 Keith, Steve Thoms, Harold Stalf

ABSENT: Bill Wagner

GUESTS: Mike Curtis, Mark Relph, John Shaver, Donia Moore, Ted Ciavonne

CALL TO ORDER: Scott called the meeting to order at 7:32 a.m.

APPROVAL OF MINUTES: Bill Keith made a motion to approve the minutes of the previous meeting; Jim seconded the motion; motion carried.

PARKING GARAGE – Mark Relph and Mike Curtis met with Harold and put together a list of issues to discuss. A memo was issued to the DDA by Mike regarding the construction schedule, guaranteed maximum price, parking control and pay systems, signage, and construction costs.

Construction Schedule: Demolition is going well, and should be complete by the end of the month. The contract is scheduled to be over September 29. There has been some delay due to the contract with Snap Photo, however, John Shaver and Harold are working on those negotiations. The schedule for any monitoring wells will be dictated by the State. Shaw Construction will move in October 4. Pile driving will commence for 3-4 weeks. The city will make videos and photos of the outside of buildings along Main Street before the pile driving begins. A letter has been sent to property owners asking permission to photograph the inside of the buildings. We are looking at early November, 2007 for the completion of the garage. Donia asked about the daily schedule for the pile driving.

Guaranteed Maximum Price: Five or six bids were received by August 22. It was decided that KK Construction out of Ridgeway would receive the contract. There were three bids for pile driving. Colorado Pile Driving will receive that contract. The cost came in higher than estimated, however the committee added 90 piles to the project to address settlement issues. This added \$400,000 to the total cost which leaves us at half a million over budget. The budget will go to City Council next Wednesday. Final construction documents are available to view. Bid package II for electrical, signage, etc is out on the street and due by September 27. On September 30, Shaw will take the results of bid package II and combine it with bid package I and submit them for approval. Shaw would like to meet with the DDA and PMAG the week of October 9. The next DDA meeting is October 12. The DDA would like to make a recommendation to City Council on October 18. October 16 is the presentation to city council regarding CIP and October 18 would be the formal action for this project. Harold would like Ron to give us some different scenarios regarding finances.

Parking control and pay systems: The garage is planned for 432 spaces including 109 general, short-term parking spaces on the first level and along the sides of the ramps. The alley spaces are long term parking. The committee is still working on monthly fees. The proposed fee will be somewhere around \$55-65 for covered parking and \$45-55 for uncovered parking. Short term parking would be the same as on the street. There will be no gate as you enter the structure. There will be three pay stations with parking space numbers. You may use cash, credit card, or parking card to pay. The pay stations will be monitored by computer and City employees. The next PMAG agenda is about pay systems. PMAG has recommended no gate on the first floor. The garage will be wired for a gate on every floor as well as a gate on the down ramp. Scott asked about using the spaces on nights and weekends. The committee has recommended that we do not use the spaces on nights and weekends. Harry is concerned about the monitoring of the pay

stations. The City will need to step up enforcement of parking fees and rules. They will also need to replace about 1100 meters over the next few years to make all the parking systems the same downtown.

Signage: All parking spaces will be numbered by floor. Signs will direct you to a pay station. There will be separate signs for pedestrians and cars. It is a one-way design. The committee believes that the signage is adequate.

Construction costs – Due to inflation, costs have been escalating by 1% per month. Shaw Construction estimated about \$7 million and the actual will be around \$7.5 million. We added \$400,000 for the extra level and increased clearance for trucks and vans. We also added stairway access on south side of structure for direct access to the alley, added nine more spaces to the ground level and, of course, we added the extra piles.

7TH STREET PROJECT – We have met with property owners regarding eliminating curb cuts. We have realigned the round about to accommodate a sycamore tree. We have put in mid block crossings for the blind and handicapped. The street lights have been researched, and we were able to find a family of fixtures that really work together. We are working with the City on the night sky ordinance. We are also looking at historic poles with banner capability as well as directional or street signs. All wheel chair ramps have to be truncated. We are researching round tree grates similar to Two Rivers.

As far as furniture goes, we are adding two shelters and some walls. We are looking at bike racks and backless benches as well as trash receptacles, ash cans, and sculpture bases. Harold added that whatever design we decide on 7th Street will be the standard for the Main Street project and also Colorado Avenue. Trees seemed to be the number one thing the community is concerned about. We have developed a diamond pattern with a 25 foot ridge. There are no two blocks alike. In some cases we want to encourage seating and in others we don't. There are four banner poles on Colorado, Main, and Rood.

Steve feels the reverse angle parking could be confusing. Harold met with the Glenwood Springs DDA and what happened is that they changed the parking instead of establishing it in the beginning. We also have a median that would separate the parking spaces. Bill asked if we really have room for trees down the middle. Ted explained that there is a need for trees to screen the round about. The block between Colorado and Ute also has some trees that we want to save. We have actually made design changes to accommodate trees. Harry asked about reverse angle parking affecting outside dining. There is no parking in front of the Blue Moon in this plan.

This project will cost more than budgeted. Costs are up 30% and concrete work is going to be very pricey. We are putting out the bid around Thanksgiving or the first part of December.

DIRECTOR'S REPORT – There was a TIF hearing yesterday in Denver, however, CML wants us to lay low on this issue right now. Harold spoke with Bernie Buescher and he is supportive. Josh Penry is also supportive. John said there is a TIF analysis being done. Parking enforcement will be addressed at a future meeting. We need to set a date for the retreat. It was decided that November 16th would work for everyone. It will be held at Dos Hombres at 5:30 p.m. Harold will put out a memo to the Board.

Scott mentioned the pigeons are getting sparse. Harry sees them near the church. The Elks Lodge has been difficult as well as Mesa Theatre and Blue Moon. There are problems over by the church and at 1st and Grand. Nuisance Animal Control will give us a report in about two or three months. Starlings are coming to Main Street. NAC has an agent to spray on the starlings that makes it difficult for them to fly. The City and NAC will work together. Parks has been cleaning the sidewalks, but the starlings are a problem.

SOUTH DOWNTOWN – Harold and Steve went to meeting to represent the DDA's interest in what kinds of businesses will be located there. It is a great industrial area. Theresa Coons had indicated an interest in changing the code to broader use. The consultant kept pushing for housing, but there is not much you can do along the River. There are only a couple of patches that could be residential because of major flood plane problems. City planners and engineers seemed to be in favor of housing. We will talk with GJEP

and the Chamber to see how they see it. Jim stated that these issues will be talked about while City Council is working on the 20-year plan.

Harry would like to see an amphitheater on the river front. The location has mill tailings and flood plane issues. We will build the Redlands Parkway and see what happens. The DDA would like to develop the Riverfront. Harold mentioned applying for GOCO funds.

Harry made a motion to move into executive session, Peggy seconded; motion carried.

EXECUTIVE SESSION-REAL ESTATE:

The Board adjourned at approximately 9:30 a.m.