

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, Oct 26, 2006
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

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

ABSENT: Doug Simons

GUESTS: Mark Relph, Mike Curtis

CALL TO ORDER: Scott called the meeting to order at 8:37 a.m.

PARKING GARAGE UPDATE – Mike handed out a report and letter from the city. The pile driving has begun and for the most part, there are not a lot of complaints inside the buildings. It is most noisy outside.

At the last board meeting we were looking to cut \$500,000 from package II. Since that time, we have met with PMAG, Mike, Harold, Shaw contractors, etc., and have made a list of things we might cut from the plan. There is a \$240,000 contingency fund in the contract of the project for unforeseen costs. Staff has identified \$200,000 worth of reductions. There are still \$300,000 worth of cuts to be made. We are waiting to hear back from Shaw so that we can confirm numbers and will then go to City Council on November 15 with a guaranteed maximum price.

Harold stated that all proposed changes were collaborated upon by the design team and did not affect the final look and functionality of the facility. Deductions include: surfacing; awnings; corrosion inhibitor; alley stairs have been adjusted to metal deck instead of concrete walls and metal stairs. Shaw is pursuing construction cost reductions. Packages one and two should equal \$7.75 million. With a guaranteed maximum price, if construction costs come in under budget, we will be refunded.

We have discussed with the City the possibility of an additional \$200,000 investment from the DDA. This would represent a savings of about \$85,000 from savings on site work, as well as \$127,000 that was not required for the purchase of the Snap Photo property. This would hopefully allow for a plan that would come in under the approved budget and not require City Council or Alpine Bank to increase the project budget. Harry explained the contract with the City and that the City has contributed \$500,000 more than expected. If the contract comes in at less than maximum, we will be reimbursed up to the first \$127,000. Harold would like a memo of agreement to go to City Council. Bill W. is bothered by not approaching Alpine. Harold feels the rear stairway and façade were our ideas, not Alpine's, and also there would be no refund to Alpine Bank. Karen made a motion to revise the DDA's commitment and fund the \$90,000 and \$127,000 that was going to be allocated otherwise, with the understanding that if the construction costs come in under budget, we will be reimbursed up to \$127,000 before anyone else pursuant to an agreement which will be written up by John Shaver; Harry seconded; motion approved. Mark thanked the board for their patience.

APPOINTMENT OF HISTORIC PRESERVATION COMMITTEE – Mike Mast was previously appointed to this committee and the DDA has a standing seat. Harry suggested that Harold be the representative. Karen will be his back up.

BOARD RETREAT – The tentative date is November 15 at 5:30 at Dos Hombres. (Since changed)

OTHER - Harry is would like to improve the sidewalk in front of the Reed Building when Main St. improvements are implemented. Harold replied that the corner of the Reed Building is under contract to Pinnacle Homes Real Estate and unfortunately not likely to be used as a restaurant as originally thought. Peggy wondered if we should be looking at non-retail uses as an issue. Harold would like to take a look at zoning and use during the Downtown Master Planning process scheduled for 2007. The Colorado

Historical Society is looking to do another project in Grand Junction and Harold would like to involve them with Main Street.

Bill W. met with Blythe Design and Cal Clark of School District 51.

Bill also attended the Cabaret and noticed the stench from the asphalt plant. He feels this will be a big issue for people who want to dine outside and live downtown.

Steve asked if the DDA should show support for Dave Varley for City Manager. The search committee has narrowed it down to eight candidates. They are doing extra background checks and may go public with the candidate list early next week. Harry would like the DDA to recommend Dave Varley. Harold suggested that David has been excellent to work with, perhaps we should wait for discussion until the candidates are formally announced.

ADJOURN – 9:30 a.m.