

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, January 25, 2007
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Bill Wagner, Harry Griff, Peggy Page, Doug Simons, Bill Keith, Steve Thoms, Harold Stalf

ABSENT: Jim Doody, Scott Howard

GUESTS: Mike Curtis, John Shaver, David Varley, Tim Moore

CALL TO ORDER: Bill Wagner called the meeting to order at 8:45 a.m.

7TH STREET UPDATE – Tim distributed three different bid scenarios (see attached). Schedule A is two color concrete sidewalks and curb/gutter with a diamond design. Schedule B is one tan color but has two-toned crosswalks. Schedule C uses the traditional gray concrete and has one fewer block between Colorado and Ute. Harry asked if the plan we pick today will be the same plan used on Main Street and Colorado Avenue. Harold noted that even though a plan may be affordable today, it doesn't mean it will be as affordable in the future. The DDA needs to go to council with a long-range plan for the downtown area. Doug would like to see Colorado Avenue and Main Street match the rest of the project.

Harold pointed out that all three scenarios are over budget and he thinks the DDA should go ahead and pay the overage now and go to the City on future projects 50-50. David would like the DDA to approach city council with an affordable offer. He emphasized that city council is getting tired of projects coming in over budget and will vote no on the project if it is too expensive. Harry would like a letter of intent that utilizes the guesstimates for Colorado Avenue and Main Street as well as cost-sharing proposals to present to council. Doug made a motion to choose Schedule B and propose that city council share the cost increase of \$672,000 and, at the same time, if city council declines, the DDA will fund the entire overage; Peggy seconded; motion carried. We hope to accept a bid on February 7 and begin construction around February 26. This matter will be on the agenda at the joint meeting with city council.

ADJOURN – Doug made a motion to adjourn; Bill K. seconded; motion carried. The DDA Board adjourned at 9:00 a.m.