

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
Thursday, March 8, 2007  
248 S. 4<sup>th</sup> Street, Grand Junction, CO  
7:30 a.m.

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

GUESTS: David Varley, Trent Prall, John Shaver, Mr. Wagner

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

APPROVAL OF MINUTES: Harold distributed the City employee appreciation gifts. Harry made a motion to approve the minutes from the January 11 meeting; Jim seconded; motion carried. Peggy made a motion to approve the January 25 minutes; Harry seconded; minutes were approved.

CONSTRUCTION UPDATES: *Parking Structure:* In spite of the recent crane accident, the completion of the structure is still scheduled for the end of November. They are currently working on the second deck. *7<sup>th</sup> Street Corridor:* Construction began on February 19. We are working with Xcel to update and expand utilities. Trent handed out a construction phasing diagram (see attached). Phase I should be completed by June 15; Phase II begins right after that and should conclude around July 12; and Phase III begins in August and will be completed around November 16. *Colorado Avenue:* Harold met with City planners to look at innovative designs to recreate the feel of Colorado Avenue. The city is planning a couple of meetings for focus groups in April. One group will include larger businesses and one will be for smaller businesses. There will also be a meeting for City staff and elected officials as well as the DDA Board. There will also be a Charrette which will be open to focus groups and anyone else that would be interested, on April 12. Then there will be an open house on April 26. Ciavonne and Associates will be the consultant throughout the public comment process.

Harry asked about future parking lot development. Trent replied that the City is starting a 20-year downtown master plan involving other parking expansion to create more pedestrian traffic. All curb cuts on Colorado need to be reevaluated since it may have a decrease in parking spaces. Scott is interested in what the merchants have to say about reducing parking spaces. Doug asked about the coloring of the concrete needed to incorporate Main Street, Colorado Avenue and 7<sup>th</sup> Street. Harold said they are looking at this matter and added that he would like to minimize tearing up the sidewalks along Main Street.

FLOYD WAGNER – Mr Wagner attended the meeting today to get an update on BID projects. He wanted to know if we have a budget and what the money goes toward. Harry suggested that he speak with Harold on clarification of the BID process. Doug added that he is welcome to come to the BID board meeting which is held every quarter. He was also confused about the upcoming TIF election.

DESIGNATED VOTER FOR TIF ELECTION – Harry made the motion that Scott Howard be designated as the voter for the DDA Board; Doug seconded with the condition that Scott would vote in favor of the TIF!

THIRD AND MAIN – This proposal was not brought up at the last City Council joint meeting. John Shaver has put together an RFP and would like to advertise and get it out on the street. John explained that the RFP is rather short and to the point. It involves the redevelopment of the property, but does not say what business is preferred. It suggests a preference for keeping the fountain intact. Doug asked what the timeframe is for development. The RFP goes out immediately with the deadline for submission as May 18. It will be published in the newspaper and flyers and a press release. Applications will be going to the City, but they would like the DDA to make a recommendation to help with the decision. He added that it will be exciting to see what comes in.

RELOCATION OF OFFICE – The Museum of the West had to let a staff member go and decided to change the locks on the building. As a result, the Museum gave new keys to our staff, but won't give a key to contracted workers such as Event Masters. Leigh has resigned and we are now entering into a contract with Kathy Dirks and she may not be able to have a key either. Our current lease goes through August, 2008. Doug asked John if this was legal. John said it was not legal. Doug asked if we can sublet the space. John suggested a phone call to the Museum Board. Jim Doody volunteered to talk to Mike Perry.

OTHER: Scott asked about the PAC group. Janet Brink, Pat Gormley and Karen Vogel are working on a mailing and posters. Harold spoke with the Daily Sentinel and Steve was not happy with the way the issue was presented in an article.

Mary Donlan is voicing concerns about a decrease in business due to the 7<sup>th</sup> Street Project to Teresa Coons. Steve is concerned about this summer's business and the 7th Street closure. The Blue Moon is the most affected. Harold is concerned about the public accepting reverse angle parking.

We have been given the go ahead to have the Shrine Circus Parade on June 2.

Bill made a motion to adjourn into executive session.

EXECUTIVE SESSION-REAL ESTATE:

ADJOURN