

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, April 12, 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

ABSENT: Doug Simons, Harry Griff

GUESTS: John Shaver, David Varley, Trent Prall, Allison Sarmo

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

APPROVAL OF MINUTES: Bill K. made a motion to approve the March 8 minutes; Peggy seconded; motion approved.

Scott gave congratulations to the PAC committee on the TIF election.

DDA BOARD RECRUITMENT – Stephanie Tuin sent Scott a letter regarding Karen Vogel and Doug Simons board terms. Scott sent out an email to Stephanie requesting a banker or accountant or property owner. Bill K. feels that since the BID encompasses a broader area, we should have a representative off of Main or Colorado. Scott will write a letter back to Stephanie to solicit applicants. The deadline for application is the 15<sup>th</sup> of May. There was a big ad in the City newsletter. Jim Doody will probably step off the board and the new council member will step in. Ron Lappi was the treasurer and now it will be Jodi Romero. Harold will invite Jodi to a DDA/BID board meeting.

Scott asked about the email that Harold sent to the Board regarding landscaping for the 7<sup>th</sup> Street Project. Trent is putting together a committee to walk Main Street and go over those kinds of landscaping details. The original plan, in 1961, did not include Art on the Corner and outdoor dining. Scott asked if the DDA was asked to buy a street sweeper for the City. Don Hobbs budgeted money for a street sweeper and expected the expense to be shared by the DDA.

DIRECTORS REPORT – Harold attended a “Main Street Conference” in Seattle. On the way to Seattle, he toured the Historic Fox Theatre, in Tucson, which has been recently renovated. Trent was also in the area and got to try reverse-angle parking. While in Seattle, the opening reception was at the 5<sup>th</sup> Avenue Theater. The first session was on reviving historic theaters such as the Alameda Theater in California. There was a second session on “smart parking” and the main message was, “Don’t put a roundabout in downtown!” A third session addressed chain stores on Main Street and included representatives from Starbucks and Talbotts. Most communities that were represented were very small. It concluded with two sessions on the “downtown planning process” including façade renovation and downtown branding and why you should not brand your downtown.

WHITMAN LEASE – Chuck Nelson is our employee and now he has a key. Two days ago, the Fire Department came in and said that the hall doors need to be closed at all times. The Museum has applied for a grant to restore the building and this is part of the application process. Our lease is up in another year and a half and Harold would like to look at other places after that time.

DOWNTOWN PLAN – The RFP will be out in May for a consultant on this project. The City has asked Harold to help with the interview process in June or July. It will probably take 6 months to a year to prepare. It is a requirement of the TIF to have a 20-year master plan. This plan will cover everything from North Avenue to the railroad tracks and 12<sup>th</sup> Street to the railroad tracks. Harold would like to see an economic plan rather than a land-use policy. Harold is looking forward to the process.

1<sup>ST</sup> QTR FINANCIALS – There is not a lot of activity that takes place in the first quarter. We took in \$21,500 and spent \$26,000. The bulk of the tax money comes in from now until July or August. Lanny will need to update the interest income. The AOTC expense is Allison’s salary for last year. The DDA has \$50,000 budgeted for the purchase of sculptures. The payment of the TIF election expense is out of fund 203. Scott asked about the \$22,000 for honorariums for sculptors. We had 47 entries and 30 spots this year. The program is perceived to be a pretty good exhibit. Scott asked about contract services of the DDA. Harold stated that we really don’t expect to spend very much. Chuck cleans for us, and the “bird” program is now being paid for by the City Parks and Rec. Dept. Lanny will report the parking garage expenses for the first quarter after the tax money has come in.

WI-FI – Joe from Sequent has installed a program in the downtown area and we are in the process of testing it. He will make a presentation at the BID meeting in two weeks. He has asked the Museum if we could put the tower on their building. He would like to set up a “for sale” network and a “free” network. If we share the cost of the “for sale” network, we would share the expense and the income. Harold showed a map of the proposed coverage area. He would like us to help Joe get locations to put up towers.

CATHOLIC OUTREACH - has purchased land on White Avenue for 16-23 housing units for the disabled. Sister Karen and Community Development sent out a memo regarding this. It would be considered “transitional housing” and would be located between 2<sup>nd</sup> and 3<sup>rd</sup> on White on the South side. Scott has heard that nobody wants to locate there because of the soup kitchen. He feels it is not good for downtown, but there’s nothing we can do about it.

3<sup>rd</sup> AND MAIN RFP - was to be advertised yesterday or in the very near future. Harold says he gets calls every week about putting a hotel on that corner. The big issue is parking. The RFP goes to David Varley initially and then city council is the ultimate decider. David would like the DDA’s input since it will impact us the most.

PARKING GARAGE – is about 40% done and working on the third floor. Shaw Construction is struggling with employees. The project was delayed only a week for the crane accident, but may be delayed because of lack of workers. We may be looking at January, 2008 instead of November, 2007.

7<sup>th</sup> STREET – All utilities are in and we have revised the planters to accommodate the shallow roots of the trees. The Parks and Rec Dept has suggested taking down some of the trees that are already 40-50 years old and may have to be taken out eventually. Scott suggested rotating the trees. Harold said we would like to do that, but it may not be that simple. Scott asked if we are on track for the June 15 end of construction at 7<sup>th</sup> and Main and ready for Farmers’ Market. Trent replied that on Monday, work will begin on the North side of Main. Harold would like to know when we plan to close 7<sup>th</sup> and Grand. Trent believe it will start on May 14 through sometime in August. Excel and the street light selections have been difficult, but there seems to be a compromise brewing.

MAIN STREET – A committee is being formed to do a walk through looking at lighting options. Jim asked about the serpentine design being remodeled. Trent said that has to be determined within the budget. Harold would like to see it be friendlier for AOTC and outdoor dining. The Parks Dept is concerned about maintenance.

COLORADO AVENUE – will have a series of four focus groups meetings. The first meeting will be on April 24<sup>th</sup> at the Whitman Building. The design charrette will be planned for May 15. The City would like the DDA to look at the mailing list before they send out postcards. Ted Ciavonne will be the moderator. The main idea is that we use the concepts of 7<sup>th</sup> Street. The postcards will be sent next week.

David added that the City will be setting up tours of the parking garage.

ART ON THE CORNER – Allison Sarmo is here today to get approval of the sculptures that the committee selected for permanent retention. “Ostrich” by Dale Montagne won the People’s Choice award; “The Secret Sharer” by Phillip Maior was voted Best in Show; 3<sup>rd</sup> place went to “Autumn” by Susan Olsen; 2<sup>nd</sup> place is the “Whitdeer of Autumn” by Denny Haskew; and the Lou Willie award goes to “Flight” by Reno

Carollo. The last piece is the “911” piece. The DDA has agreed to pay half of the cost and it will be located at 7<sup>th</sup> and Main. It should be installed this summer. Jim made a motion to approve the decisions of the Art on the Corner committee; Bill W. seconded; motion passed. David thanked Allison and the DDA for the AOTC program. He feels it really helps the heart of downtown and is setting the standard for other cities. Harold read an article about Sioux Falls that says they stole their program from Grand Junction. Jim asked about the NASA Sunworks exhibit. Allison stated that it is on display through the end of this week. She reported that Grand Junction is the United States debut of this exhibit. Artists and art students were selected from all over the world and six of them were from Western Colorado. Greg Bowen won the grand prize! The display will be exhibited at the UN.

Scott made a motion to move into executive session; Bill K. seconded; the board moved into executive session at 9:00 a.m.

EXECUTIVE SESSION-REAL ESTATE:

ADJOURN