

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, June 14, 2007

248 S. 4th 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 Stalf

GUESTS: Trent Prall, John Shaver

CALL TO ORDER: Scott called the meeting to order at 7:31 a.m.

Scott congratulated Harry for being the downtown merchant featured in the Free Press and for receiving the perfect attendance pin from Lions' Club. Peggy showed a photo of Jeff Baker who is going to Iraq. Congratulations to Doug for being the Lion of the Year and, on a sad note, this is Doug's last meeting. Scott thanked Doug for his service and he will be sorely missed.

Patti Hoff from GJEP and Scott Holzschuh from American National Bank are the recommendation from City Council to appoint to the DDA Board.

APPROVAL OF MINUTES: Harry made a motion to approve the minutes of the May meeting; Doug seconded the motion; motion carried.

ANTI PANHANDLING – Harold displayed a sign that the City made regarding the panhandling problem. The signs will be located at four locations downtown along with smaller signs and parking meters at four other locations designed for people to give donations to the organizations that truly help the homeless. Fruita is putting up four signs and Palisade is putting up one sign. We are trying to get some put up on Horizon Drive, Eastgate City Market, and by the North Avenue shelter area. The PD, United Way and Catholic Outreach is very supportive of this effort and we hope this will be a permanent fix.

E.D. PARTNERS – This group is made up of all three city chambers of commerce, Mesa County, City of Grand Junction, GJEP, VCB, DDA, Business Incubator, and several representatives from Mesa State College. They have been looking at various economic problems in the Valley from a staff position. One of the programs we are working on is a new grant to promote air service into Grand Junction. The group is now putting together a business study which costs around \$50-60,000 and focus on tourism and retail. Harold suggested that we consider funding about \$2,500 from the 103 account to fund this effort and use it as a marketing tool to promote development downtown. He feels it is a good group to be a part of since it is concerned with tourism and retail merchants. Harry wants to participate, but only from the DDA, not the BID. Doug made the motion to contribute \$2,500 from the 103 account to the E.D. Partners Business Study; Steve seconded; motion carried.

DOWNTOWN RFP – As part of the TIF extension, we are required to develop a 20-year master plan. This project has been delayed because Community Development couldn't help fund or manage it until this year. The project is funded by \$50,000 from the DDA (203 account) and \$50,000 from the City. The RFP went out last week to various firms in Colorado and Utah. We need to put a committee together to interview the final applicants. Harold would like two volunteers from the DDA. Steve Thoms and Scott Howard volunteered.

SECURITY CAMERAS ON MAIN STREET – Given the recent vandalism of the AOTC sculptures, Harold was given a directive to find a solution to this problem. Harold contacted Current Solutions regarding security cameras and received an estimate of \$4,900 to set up a server and \$1,000 per camera. We need at least two cameras per block, so the project would be about \$20,000. The VCB would also like a web cam on Main Street. Doug suggested that we approach Main Street businesses to raise \$10,000 and

the DDA would match it. Scott suggested forming a committee to study this issue. The committee will be made up of Bill K., Peggy, Harold, and Steve.

TIF EXTENSION – Ft. Collins has proposed that all of the state's DDA's come together to produce a video regarding the importance of TIF extensions. Harold feels that he would be supportive of this effort only if CML and CCI approve of it. Josh Penry and Bernie Buescher have been very supportive in the past, but without the support of CCI and CML, it has little chance to proceed through the Senate. We also would need to get a letter of approval again from Grand Junction City Council, Mesa County, Mesa County School District and the Mesa Co. Library. Harold will keep the board informed of any developments in this area.

PIGEON PROJECT – Rick Gonzales, of Nuisance Animal Control, reported that as of yesterday, there have been 3,608 birds removed from downtown. He has fixed the roofs of many buildings as well as leaky coolers, and clogged gutters. He is netting off popular nesting areas, and using live-catch traps. The captured birds are given to the Division of Wildlife. Along with nest removal, ravens and crows were brought downtown as predators. He uses an enzyme to clean the waste to eliminate the scent. The DDA area is the cleanest it has been in years. The Dalby Wendland Building was horrible with waste. The façade of the building behind Main Street Café was bad as well. The Margery building was horrific! He netted it off and cleaned it thoroughly. The Enterprise Building is very clean. Two Rivers Convention Center was absolutely horrible! Rick netted it off and put traps on the roof. The Elks Lodge had hundreds of birds under the glass dome. It took three truck loads to remove it all! Mesa Theater filled a dump truck. The Blue Moon is very clean. The Cabaret and Quincy's were uncooperative at first, but are now onboard. Harry wondered if we need an ordinance that affects the owners. John replied that it would have to be declared a public health issue. There needs to be an education program for the property owners. Laurie Kadrich, Harold Stalf and Joe Stevens will meet to discuss the extension of the program to other areas of the city.

ROOD AVE PARKING STRUCTURE – We are still on track for end of November completion. The contractor has set a completion date of no later than December 1, 2007. We will work to get at least one level open for the holiday season. The Daily Sentinel reported the OSHA fine that was levied on the City and sighted improper use of the crane.

7TH STREET- The City will have an opening of the roundabout tomorrow (6/19) afternoon at 3:30. Kristen Winn is hosting this for the City. The DDA is giving out awards to people who try and are successful in reverse angle parking. Doug warned that there will be complaints from citizens and he hopes that City Council will be patient with the reverse angle parking. Jim was confident that the Council will support it.

Doug excused himself from the meeting and thanked everyone for working together over the past several years.

The landscaping contract is out to bid. It will be awarded in the middle of July and should begin on July 30th. The roundabout has temporary lights. By October or November they will be permanent. Steve asked about the street lights between 6th and 7th Streets on Main. Harold feels they could be done by the end of July. The mega order of lights that is going in front of Council is about 3/4 million dollars. This was a special deal given to the City by Xcel. We are buying lights for Colorado Avenue, Seventh Street and Main Street. Harold said that the master plan needs to include this new standard for Main Street lighting.

COLORADO AVENUE – The survey has been completed and the final design will be ready in September. At that point we will approach Mays Construction or send it out for bid.

MAIN STREET – This project is partially funded in the current CIP. We anticipate that it will be a three to four million dollar project. The City is waiting for the bi-annual budget to be prepared, but we will be competing with the Grand Junction Police Station, Pear Park Fire Station, and increased asphalt expense. The City is considering concrete streets to eliminate the problems of using asphalt.

Harry made a motion to move into executive session; Peggy seconded; motion carried. The board moved into executive session at 9:08 a.m.

EXECUTIVE SESSION-REAL ESTATE – The Board reconvened at 9:35 a.m. Harry made a motion to sell the property at 123 No. 7th Street with continued public parking ; no maintenance required by the DDA and signage that indicates the lot is open for public parking after 5pm weekdays and all weekend; Peggy seconded; Bill W. opposed; motion passed.

ADJOURN – Harry made a motion to adjourn; Jim seconded; motion carried. The Board adjourned at 9:37 a.m.