

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, August 9, 2007

248 S. 4<sup>th</sup> Street

Grand Junction, CO

7:30 a.m.

PRESENT: Scott Howard, Bill Wagner, Harry Griff, Peggy Page, Bonnie Beckstein, Patti Hoff, Scott Holzschuh, Bill Keith, Steve Thoms, Harold Stalf

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

APPROVAL OF MINUTES: Harry made a motion to approve the minutes of the July meeting: Scott Holzschuh seconded; motion carried.

GUESTS: Trent Prall, John Shaver

DIRECTOR'S REPORT – Patti Hoff, Steve Thoms and Harold interviewed the candidates for the 20 year downtown master plan. Josh Comfort and Dana Crawford, Winston & Associates, and The Leland Consulting Group out of Centennial were the finalists. Patti felt the Leland Group addressed all of the elements of the RFP and they were very enthusiastic, creative and easy to work with. Steve agreed there was an excitement with the Leland Group and how to use mixed zoning and residential in the downtown area. We are now developing the scope of work and hope to begin in September. Harry believes it will help with the upcoming TIF extension. Bill W. wanted to know how many applicants there were. Harold said there were seven and only four were qualified. We wanted to interview three of the four. The budget for the project is \$100,000. It is possible that the Housing Authority may help us if there are additional housing issues. Bonnie commented that the City's comprehensive plan is more land use and zoning and this study is more of an economic plan. The City's comprehensive plan is being presented next week so John feels it will work well.

Scott welcomed Bonnie Beckstein to the DDA Board. Bill, Bonnie and Harold met yesterday. Bonnie is looking forward to working on the board and is very interested to keep downtown vital.

AVALON STRATEGIC PLAN – Harold distributed copies of the plan to be presented to City Council. He is requesting a date in mid September to present the report. The design work is from Chamberlain and the construction estimates are from Shaw Construction. Ron Beach, chair of the Avalon Committee, and Andre Van Schaften, retired business consultant, have put in hundreds of hours developing this strategic plan. They met with Cinema at the Avalon, the Arts Commission, the Grand Junction Symphony, the DDA, etc. Please read it and feel free to ask questions. Harry asked if there was input from Joe Stephens and Tim Seeburg. Harold stated that they were both involved at all of the monthly meetings and feels they are both very supportive of the study. One of the suggestions is that there would be one board with Tim Seeburg managing the venue. The Cinema Board would continue to raise funds, select and market the films with the City/Avalon staff presenting the programs.

DOWNTOWNER MEETING – The quarterly Downtowner meeting was held Tuesday night in conjunction with National Night Out with the GJPD. There was discussion of The Corral and Colorado Avenue merchants. In the first six months of this year there were 400 police service calls to The Corral. The business owners in that block of Colorado are willing to help change this behavior. Since the state-wide smoking ban, they have moved the smoking area to the street. We need someone to have a conversation with the owner. John advised that we can only do something about their liquor license in the case of under age and over serving. Harold feels The Corral is a magnet for violent obnoxious drunks. Bonnie wondered how many times the police have to be called before something can be done. John said we could begin the process at any time. Scott Howard feels that when the merchants, property owners, police etc. get together, it will happen.

CONSTRUCTION UPDATE – The City is hosting a “topping out” ceremony for the parking garage on August 31. This is when the last piece of steel is put in place and is considered to be quite a milestone. It will take place at 11:00 a.m. and a memo will be sent out.

7<sup>th</sup> Street will be opening from Grand to White on Monday, August 13. The following week, it will continue down to Rood Avenue. Irrigation and landscaping will be completed in November. Street lights on Main Street are still out, but Xcel is putting in the conduit now and it should be ready in the next two or three weeks. Harold stated that the lack of electricity in this block is affecting the Farmers’ Market vendors. They are using electricity from nearby storefronts and we are allowing generators on Main Street in this block, this year only. The Live Well celebration is August 30, and Harold would like to have electricity in the 600 block.

Colorado Avenue design meetings and an open house were held with property owners and tenants along Colorado Avenue. Trent and Harold still need to meet with Colorado Java House to discuss access issues. The City engineers are looking at re-striping 5<sup>th</sup> Street. They would like to take it down to two lanes instead of three from Ute to Grand to allow for more diagonal parking and less weaving between lanes. They will take it to City Council on Monday night. They are hoping to do the chipping and striping on August 26. Scott asked if the parking spots would be metered. Trent said that they would not be metered until the first of the year and then they would be 4-hour meters. Scott asked if the parking spots would be reverse angle. They will not be reverse angle. Bill K. asked if the Rockslide parking lot would be available for parking during the Colorado Avenue construction. It will be considered.

Main Street Reconstruction Plan is being designed. The tree canopy is precious, but it is getting old. The City Parks Department is concerned that the trees will all need to be taken out at the same time. We need to change out some of the trees now before we get to critical points for construction. The Parks Department is putting together a report on trees along Main Street. They have asked for the DDA’s help in explaining to Main Street merchants what is going on. Bonnie asked about the red cement being removed. Her concern is for the visually handicapped. Trent explained that there will be a visual difference in the new cement but not textured. Harold said that the city wanted to reconstruct gutters and drainage, and he would like to make the road cement instead of asphalt. He feels it may not be as hot during special events such as the Farmers’ Market to be on cement.

The parking garage is coming in on budget. There is a third pay station being added to the facility.

OTHER - Harold announced that Trent is the new acting Deputy City manager.

Harry made a motion to adjourn into executive session; Bill K. seconded; motion passed. The Board moved into executive session at 8:30 a.m.

EXECUTIVE SESSION-REAL ESTATE:

ADJOURN