

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

SPECIAL MEETING

BOARD MINUTES

Wednesday, January 30, 2008

248 S. 4th 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

GUESTS: Jim Doody, Kathy Dirks, Pat Gormley, Tim Moore, Trent Prall, Laurie Kadrich, John Shaver, Bruce Hill

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

COLORADO AVENUE – Harold introduced Laurie Kadrich, City Manager, and Tim Moore, Director of Public Works and Planning. They have received a number of calls regarding reverse angle parking and would like to revisit it before we actually put it “in concrete”.

The median on 7th Street has cut the width of the street. There is a perception that this makes parking difficult. When you pull forward and stop to back in, the car behind you pulls forward. The same thing happens with parallel parking. Most of the negative feedback is in the 400 block of Colorado. Reaction from the average resident is that this is a “stupid” idea. We don’t want to look “stupid”. The roundabout is different because there is data to back up its safety. People aren’t seeing this as a parking opportunity, they are seeing it as an inconvenience. People are blaming the city engineers for “forcing this down their throats”. The City is getting angry phone calls with the same kind of emotion as growth issues and density. Tim agreed that based on data we have built a lot of roundabouts, but we don’t have data for reverse angle parking. Laurie is reluctant to go ahead with reverse angle unless we have data to back it up. She feels it will only create frustration.

Scott Holzschuh said he has seen incidents backing into Rood Avenue and he feels that what we are doing now is dangerous. The long term strategy for downtown is mixed parking. Bonnie has heard that people are stopping in the middle of traffic to back in. If we don’t have the ability to pull out of traffic on Colorado, she’s not sure if it will work. Laurie is concerned about the mixture of messages. She finds it confusing to the community. Her question is, “Is this a critical piece of the vision, or is it open for discussion?”

Harry feels that it is working on 7th Street, but hasn’t talked with the merchants on 7th Street. Actually, reverse angle parking on Colorado makes more sense than on 7th Street because there are more retail shops. All of the business owners supported the reverse angle at charrettes, so why is Colorado backing off of this plan? Their primary concern was losing parking in front of their stores without a pull-in option. The customers have voiced that they will not try it. Shop owners are alright with it, but the customers will not come downtown. The Shoe Man is starting a petition.

Harry asked who will make the final decision. Laurie explained that staff makes decisions as an intent of the vision. She feels that staff would like to see parking consistent on Colorado Avenue, however, this should be a joint decision. Jim Doody said we need to think about what happened in Glenwood Springs and don’t pull the trigger on it. Pat Gormley said he represents the elderly, and he thinks we are hurting businesses along Colorado Avenue. He said the DDA’s mission is to provide parking and he asked us to not put a hook on how people feel about it. He feels it would be a depressant to business and property values. Peggy feels that we should try to accommodate the elderly. Harry made a motion that the DDA recommends to city staff that we go forward with the current design and if council deviates from this plan, that they only change 4th to 5th Street; Scott Holzschuh seconded. **Vote: For: Patti Hoff, Steve Thoms, Scott Holzschuh, Bill Wagner, Harry Griff; Against: Scott Howard, Bonnie Beckstein, Peggy Page, Bill Keith; motion carried.**

Laurie will take this information to city council. The decisions we make today will shape the future. These decisions are not easy, but we are looking at what's best for the community.

TIF LEGISLATION – Harold distributed a proposal that CML and CCI has offered. They did not use our formula, but Ft. Collins would like us to consider this proposal. CCI has not signed off on this deal. If we can propose something CCI can live with, it will be passed. Bruce feels we are selling short if we accept this proposal. We need to find a source of funding that moves into the future. We need to move up the base so that the others districts get some value. Mark Radke took it upon himself to propose this deal to CCI. Financially, it's not a bad deal, but politically it's not great. Harold needs direction from the DDA board as to where we are on the bill. Harry needs a simple explanation in writing regarding this issue. He wants to see what we are promoting and how this proposal is different before he is comfortable making a recommendation. Harold will call Mark Radke and ask him to do what we asked him to do before we will respond to this proposal.

ADJOURN – The board adjourned at 9:27 a.m.