

GRAND JUNCTION CITY COUNCIL

WORKSHOP SUMMARY AND SPECIAL SESSION MINUTES

February 14, 2005

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, February 14, 2005 at 11:40 a.m. at Two Rivers Convention Center, 159 Main Street to discuss workshop items with the Downtown Development Authority Board of Directors. Those present were Councilmembers Harry Butler, Cindy Enos-Martinez, Dennis Kirtland, Bill McCurry, Gregg Palmer, Jim Spehar and President of the Council Bruce Hill. DDA Board members present were Harry Griff, Karen Vogel, PJ McGovern, Scott Howard, Becky Brahmaer, and Bill Wagner. City Staff present were City Manager Kelly Arnold, City Attorney John Shaver, Assistant City Manager David Varley, Public Works & Utilities Director Mark Relph, DDA Executive Director Harold Staf and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order.

DDA Executive Director Harold Staf reviewed the list of items to be discussed.

- Downtown Partnership and the Business Improvement District: They are proceeding with developing the plan for forming a Business Improvement District in the downtown. Discussions have been on whether the collection of revenue should be through property tax or sales tax. They intend to place the question on the ballot in November, 2005. City Manager Kelly Arnold advised that there has been some discussion on the City and County making a voluntary contribution based on their properties in the DDA boundary.
- 7th Street Improvements: The consultant will be conducting a series of charettes to solicit input from the community, City Council, Planning Commission and the DDA on March 3, 4 and 5. City Council should plan to be there on March 4.
- Cheers Building Request for Proposal: Request for Proposals were sent out and from the proposals received, a primary developer has been selected. A combination of residential and business is being contemplated. The renovation will begin in June and probably take a year.
- Development Partnership: An agreement has been drafted that will allow the DDA Director to supervise the two new employees of the Downtown Partnership, an Events Coordinator and a Marketing Coordinator.

- Housing: The discussions have been for DDA to play a role in providing land and opportunity for the Housing Authority to build work force housing in the downtown.

City Manager Arnold mentioned that there is a hearing in mid March for consideration of the City's grant application to construct the new pedestrian bridge from Riverside to downtown. He also advised that there may be some changes in requirements from the insurance company regarding uncontrolled intersections at Special Events like Farmer's Market. These changes are a result of the tragedy that occurred in California at a Farmer's Market.

There was a recess for lunch. The meeting convened into Special Session at 12:20 p.m.

Special Session

Council President Hill called the Special Session to order at 12:20 p.m.

Councilmember Palmer moved to go into executive session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under Section 402(4)(a) of the Open Meetings Law relative to Downtown Properties and noted that Council will not be returning to the open meeting. Councilmember Spehar seconded the motion. The motion carried.

The City Council convened into executive session at 12:21 p.m.

Stephanie Tuin, MMC
City Clerk