

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, FEBRUARY 23, 2012
248 SOUTH 4TH STREET
7:30 A.M.

PRESENT: Peggy Page, Steve Thoms, Harry Griff, PJ McGovern, Kevin Reimer, Jodi Coleman-Niernberg, Bennett Boeschstein, Les Miller

ABSENT: Cynthia Burke

STAFF: Harry Weiss, Diane Keliher, Kathy Dirks

GUESTS: John Shaver, Rich Englehart

CALL TO ORDER: Peggy called the meeting to order at 7:30am.

APPROVAL OF MINUTES: Kevin made a motion to approve the minutes of the February 9th meeting; Les seconded; minutes were approved.

GVT/GREYHOUND UPDATE: Harry W. spoke with Todd Hollenbeck from GVT and the board has formally voted to stop their cooperative arrangement with Greyhound. They will proceed with building the new GVT hub. Harry W. also spoke with Mike Tinlin, district manager for Greyhound, and they would prefer to go out to the interstate and may want to couple with a truck stop. They will, however, continue to look at downtown options as well. Greyhound simply does not have the money to build a new facility. There was discussion of various downtown scenarios. Harry W. told Greyhound that if they are staying downtown, the DDA would like to help them find a new location.

Harry G. doesn't understand why GVT and Greyhound couldn't still work together for a combined location. Bennett will continue to advocate for a downtown station. PJ agrees with Harry G. as far as it being a missed opportunity to bring \$2 million of grant money into the community. Bennett suggested speaking with Todd Hollenbeck again. Harry G. would like the DDA to write a letter to city council expressing support for public transportation, accessing downtown, an intermodal facility and gaining access to federal grant money.

Harry W. forwarded the new GVT downtown route information to the board. Basically, route 11 has changed to Rood Avenue.

AVALON THEATER: The City is changing its RFP procurement for services. There were some circumstances that looked like a potential conflict. Therefore, design services will be procured first, then, the construction bid will go out. It makes for a much better bidding atmosphere.

A second decision was whether to go with Westlake, Reed, Leskosky (WRL) or open it up to others. There will be seven local team members to review the final design. The staff report goes to council on March 7th and the design would begin March 8th. Harry W. distributed a project schedule for schematic design and cost estimating. The RFP will be to produce the construction documents for what will be Phase I core elements with plans for additional development. WRL has experience and expertise with these types of projects and private/public fundraising. Harry W. feels it is more efficient to use WRL. Harry G. was not impressed with WRL and felt they did not stick to the budget. Harry G. and Steve would like it to be more of a local community project with local architects. Bennett said that WRL is using Chamberlin and Blythe architects. There was discussion of whether the Avalon Foundation should pay for the soft costs of the design of the additions and whether the City should pay for the Phase I core design. Harry W. stated that this is the time to jointly pay for services. John would like to have a motion of support of the new design/bid/build concept and DDA expectations. The DDA will need to rescind its original letter to the Symphony and City. Harry W. added that he feels the DDA should pay a percentage of the costs of the Phase I schematic design so that we have a voice at the table.

Harry G. made a motion that the Executive Director and Chair be authorized to send a letter to city council confirming the DDA's support for moving forward with the design schematics that would address the core function (Phase I) as well as potential add-ons; that the DDA has committed \$3 million towards the renovation of the building; that we believe the City of Grand Junction should be responsible for the cost of the schematics for Phase I and that the Avalon Foundation be responsible for the cost of the schematics for the Symphony-related add-ons; that we want to have seats at the table for the review of the design and phasing; that we will finalize capital funding arrangements after the DDA has an opportunity to approve the core plan; and that the RFP is changing from design/build to design/bid/build; PJ seconded; motion passed.

Being on the team to review the schematic designs is a big commitment of time, but the process should be done by June. It was decided that Harry G. will be the DDA representative to the team to "see the project through".

John will draft the participation agreements for approval at the next DDA meeting.

OUTDOOR DINING LEASE: Harry W. distributed an outline of the DDA's major recommendations to the City regarding the current outdoor dining lease. The recommendations will go to council on March 21st.

We need to add an option for the definition of premises of the patio abutting the restaurant as well as across the sidewalk. The term of the lease will not change, however we will remove the prohibition of winter operations and suspend the storing of furniture during the winter months. That will become an operator decision. There will be no change in rent. Additional allowed uses will include tableside food preparation and low volume (acoustic) live music. There will be no reference to the previous 8-foot clearance standard or the 45 degree angled perimeter and adjacent owner consent. We would like to add a provision of some sort of demarcation of the leased space to facilitate encroachment monitoring. Electrical low-level lighting will be allowed provided access to the power source does not cross the pedestrian ROW or create a hazard. With year round use, we included a provision requiring that the sidewalks be cleaned by the operator once a year. The operator will also be responsible for snow and trash removal. Second notice of an on-going violation will be assessed a fee. We will allow restaurants advertise their name/logo within the premises, but prohibit third party advertising such as corporate logos on signage and umbrellas.

Harry G. made a motion to authorize the Executive Director to work with the City attorney to implement the proposed revisions to the outdoor dining lease; Steve seconded; motion carried.

OTHER: Bennett added that the Greater Downtown Plan open house is this afternoon from 4-6 p.m. at the Whitman Building. There will be discussion of the 2nd Street (Utekin) Plan.

ADJOURN: Les made a motion to adjourn; Kevin seconded; the board adjourned at 9:10 am.