

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
SPECIAL BOARD MEETING

Friday, January 14, 2005
248 S. 4th Street, Grand Junction, CO
1:00 p.m.

PRESENT: Karen Vogel, Harry Griff, Harold Stalf, Becky Brehmer, Doug Simons, Bill Wagner, Ted Ciavonne, Tyler and Shane Burton

ABSENT: PJ McGovern, Scott Howard, Harry Butler, Pat Gormley, Mike Mast

CALL TO ORDER: Harry called the meeting to order at 1:05

APPROVAL OF MINUTES:

7TH STREET PLANNING – TED CIAVONNE: Ted distributed the improvement plan for 7th Street that was inspired by Dan Burden, author of “Walkable Communities”. His plan calls for a public charrette. This led to a discussion of the proposed dates. March 3, 4 and 5 are the confirmed dates. 7th Street has great potential for roundabouts and lane narrowing/reductions to accommodate wider pedestrian traffic. The traffic counts that the City has now, verifies Dan Burden's model. Ted distributed copies of Burden's three-day charrette models. Burden will arrive Wed. night, Thurs. morning he will attend an orientation with the consultant team. Focus groups (40-80 min.) will be scheduled on Thurs afternoon and evening and again Friday morning. The possibility of combining a focus group with the Thursday DDA board meeting was discussed. Saturday morning the consultant team puts together a production to be presented as a training session that evening. Saturday morning “design tables” (groups of 6-8 people) will be set up with drawings of 7th Street that will lead to brainstorming ideas. Ted assured everyone that the City supports this plan. Tim Moore said he was “excited” about the 7th Street plan and that it will not adversely affect the Riverside Parkway and would, in fact, stabilize 7th Street. The goal will be to determine the basic plan and then we will meet again to work out the details. Harold emphasized that Dan is amazing for examples and ideas to deal with various traffic volumes. His plans are well-thought out, proven and really creative. He takes into consideration neighborhood issues as well as business owner issues. In 2005 we hope to have one block of Main Street completed with 7th Street the following year.

CHEERS REDEVELOPMENT: Harry welcomed Tyler and Shane Burton to the board meeting. Tyler and Shane have renovated the Reed Building that is becoming a jewel of Main Street. The Burtons have submitted one of the three plans for Cheers. Tyler began by saying that with seeing the changes in downtown Aspen and what has happened in Lodo in downtown Denver, he thinks that this same thing is just waiting to happen in Grand Junction. Shane feels there is a need for small office/retail spaces and a great deal of interest in living downtown. Tyler emphasized that culture brings people downtown and that money should be directed toward cultural entities. He also feels there is a great need for a parking garage with possible living space on top. If that were a possibility, they would be interested in investing in it. Harry encouraged them to contact the City to form a partnership.

A motion was made to move into executive session by Karen with second by Becky. The Board moved into executive session at 2:00 p.m.

EXECUTIVE SESSION-REAL ESTATE: For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations and/or instructing negotiators under 24-6-402(4)(e) C.R.S. for the review of real estate appraisal(s) and to discuss the purchase or acquisition of real property or other property interests under 24-6-402(4)(a) C.R.S.