

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, May 10, 2007

248 S. 4th Street, Grand Junction, CO

7:30 a.m.

PRESENT: Scott Howard, Bill Wagner, Harry Griff, Peggy Page, Jim Doody, Bill Keith, Steve Thoms, Harold Stalf

ABSENT: Doug Simons

GUESTS: Trent Prall, Nancy Stalf, John Shaver, Tillie Bishop, Andre ???, Tim Seeburg

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

APPROVAL OF MINUTES: A motion was made by Peggy Page to approve the minutes of the April 12 meeting; Bill W. seconded; minutes approved.

Scott mentioned that he had donated historic photos to enhance the DDA Board room and twelve new chairs were also donated to the board room by Home Loan which equates to around \$ 6,000 worth of furniture.

PANHANDLING – Nancy Stalf thanked the DDA for their very generous match of the employee contribution which helped in exceeding this year’s fundraising goal. The United Way has organized a group to address panhandling issues. They have been working with the City, the Chamber of Commerce, and the Homeless Coalition. All services are available to people in need with no charge. United Way has done media blitzes, flyers, rack cards, etc and would like to renew the promotional effort to not give cash to panhandlers. Harold suggested posting permanent signage in neighborhoods where panhandling is occurring. Nancy mentioned a program in Denver with a few parking meters that you can put money in to help the poor. Peggy asked what the signs would say. “Giving spare change won’t make a change.” Sam Rainguet is involved with this issue and the signs can be made by the City. Harold would like to fund the signs in the downtown area. Harry asked which fund should pay for the signs. Scott would like to take it out of the 103 account as a capital fixture. Bill K. suggested listing the facilities that are available and putting posters in the kiosks.

DALTON TRUMBO – Tillie Bishop gave kudos to the DDA for the things the board does that the community is not aware of to keep downtown vital. Today he is here on behalf of the Dalton Trumbo Society. The committee is trying to bring back Trumbo to the community after the banishment of his book. He has accomplished more for his time than anyone in Grand Junction through the films that he wrote. The committee has decided to do a sculpture of him in the bathtub where he did most of his writing. This could be the anchor for this part of town as the Buffalo is at Wells Fargo. The committee has raised around \$30,000 and the goal is \$45,000. Tillie is here to ask for some funds for this project. The statue will be located around the Avalon. Scott feels it would be good for Art on the Corner and for tourism in general. He added that we have funds that are allocated for AOTC purchases. Jim noticed the 125th anniversary book mentions Dalton Trumbo as part of Grand Junction’s history. Harry feels he is the most famous citizen of the Valley and needs to be recognized. Harry will make a personal contribution, but feels it is a little controversial for the DDA to fund. Tillie explained that the Arts Commission was the initial donor of \$10,000. Peggy would like to see the DDA give \$10,000. Harry made the motion to agree to allocate \$10,000 of the balance of our \$50,000 budgeted for AOTC sculpture purchases; Peggy seconded; motion passed.

Bill W. asked about the recent vandalism of several sculptures. Allison and Harold met with the police department to discuss the issue. An email is being sent from John Zen profiling who is going around with tools to take out the sculptures. Harry asked about surveillance cameras. The police department strongly recommends that we have such a system. Scott feels we should make security a priority.

PARKING STRUCTURE UPDATE – The project is looking good on the concrete. We are still looking at a November opening date. Beginning May 10, Rood will be closed between 4th and 5th Streets to bring in a taller crane. Steve asked about some options to keep the street open since Rood would be closed through August.

7TH STREET UPDATE – Concrete construction is going on in the intersection of 7th and Main and up Main Street toward 8th Street. We are looking at June 15 for the first phase to be completed. Harold stated that the Shrine Circus Parade needs to come through that intersection on June 2. Phase 2 will begin sometime around August.

COLORADO AVENUE – There have been focus group meetings and a public charrette. The format is to discuss each block, block by block, with various templates. He displayed the version that will be used at the public meeting on May 15 at 7:00 at Whitman.

AVALON – Tim Seeburg and Andre' ???, business consultant, have been meeting to form a strategic business plan for the Avalon Theater. The City Council formed an advisory committee to study the functional and esthetic value of the Avalon as well as recommend capital improvements and also to do fundraising. The committee included Cinema at the Avalon, The Avalon Foundation, and City Financial Officers. A sub committee was formed to study the operations and report it in draft form. The committee is now starting a round of presentations to Cinema at the Avalon, the Avalon Foundation, the City of Grand Junction and the Grand Junction Symphony highlighting the strengths, weaknesses, and opportunities of the Avalon Theater. The vision is basically that the tenants need to be successful.

The committee is considering a three-fold solution including establishing an operational management board, facility improvements and fundraising for the addition to the east. Some thoughts on how to fund the Avalon include maximizing beverage sales, reviewing the operations, and raising about three million dollars. The committee has asked Cinema at the Avalon for \$33,333 per year for 15 years which is \$500,000. The committee has asked the Symphony for a similar amount. They have approached the City of Grand Junction and the Downtown Development Authority for one million dollars. There are grants available from other local sources. The City subsidy will not exceed \$10,000 annually. The committee is looking for support to go in front of City Council in June or July. Harry feels that without the Symphony, it would not be worth it.

Bill W. made the motion to adjourn into executive session; Peggy seconded; motion approved. The Board entered into executive session at 9:20 a.m.

EXECUTIVE SESSION-REAL ESTATE

ADJOURN