

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, September 13, 2007

248 S. 4<sup>th</sup> 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: Stephanie Tuin, Anne Ricker, Chris Maguire, Bill Cunningham, Mike Curtis, John Shaver, Kathy ???

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

APPROVAL OF MINUTES: Scott Holzschuh pointed out that Andre is currently the Director of Finance for the Grand Junction Housing Authority as opposed to being retired. Scott Howard stated that it was Bill W. who welcomed Bonny Beckstein to the Board, not him. With those corrections, Scott Holzschuh made a motion to approve the minutes of the August meeting; Bonnie seconded; minutes were approved.

BOARD AFFIRMATION – Stephanie Tuin, City Clerk, is here to swear everyone in. She made the comment that she is impressed that there is 100 percent attendance today! City Council has adopted a new form for all board and commission members to take the oath of office. She distributed the individualized forms and asked everyone to sign them and return them to her.

Harold added that the AOTC Golf Tournament netted around \$7,000, which is up from last year. Thanks to Scott Holzschuh for his extra efforts and thanks to everyone who supported the event.

DOWNTOWN MASTER PLAN – Anne Ricker introduced Chris Maguire as the newest member of the design team to help with housing strategies. Anne handed out a copy of today's power point presentation and explained that they are going to be adding to this document as the process goes along. They are real estate economists who prefer to produce a strategic document rather than a master plan. She introduced the rest of the team and the percentage of time each will spend on the project. Bill and Anne opened Leland Consulting Group in 1993 and have worked for large accounting firms in real estate. About 90 percent of their business is involved with revitalizing commercial core and infill with emphasis on education of the purpose of making a plan. A vital downtown is an economic indicator of a community.

They will conduct one on one interviews and focus groups within a 6-month work schedule. Harry wanted to include in the "understanding of issues", Whitman Park and the bus depot. Harold feels the study of the Ute/Pitkin corridor will address these two issues. Scott Holzschuh asked how important the funding source is. Bill Cunningham feels it is the critical edge to being able to be competitive and invite private investors. The Grand Junction DDA and Leland Consulting have lots of experience with cooperative funding efforts. Bill W. asked for details regarding leaving condemnation as an option. Harold said that the only way we would look at urban renewal is to address sections outside of the DDA that are residential. John Shaver emphasized that we need to establish zoning codes that implement the strategic plan.

The Board members introduced themselves. We are excited about this project! Harold and Laurie Kadrich will meet with the Leland Group to discuss the steering committee. Anne will put categories together, and we will recruit people for those committees. It was suggested that we bring in representatives from the school district and the college. The Board thanked the Leland Consulting Group for the presentation.

DOWNTOWN PROJECTS – Harold stated that Shane Burton would like to take the Board on a tour of the Cheers building in October.

*Parking structure* – The concrete decks are complete and we are still pouring walls, stairs, etc. The “topping out” ceremony was held on Friday, August 31 at 11:00 a.m. The big concern now is the façade. The mason is working overtime to complete it. Harold asked about motorcycle parking in the garage. Scott Holzschuh feels it is a good idea as far as encouraging fuel-efficient transportation. Harold and Mike will discuss this issue. There is still a lot of construction to do on Rood Avenue. Rood will be closed until November. Steve Thoms expressed his frustration with this situation. He wondered why the original plan changed. Mike felt that the developer needed room to store construction materials. Bill W. is concerned about the lack of electricity in the 600 block of Main Street. Trent initially reported that the electricity would be in place by the end of August, so what’s the problem? When will it happen? Mike stated that it’s up to Xcel. The conduit and foundations are taking more time than anticipated. Bonnie feels this is becoming a safety issue. Harold asked that Mike please make electricity on the 600 block a priority.

*7<sup>th</sup> Street* is having issues with utility companies in the alleyways between White and Rood. Bresnan needs to put the conduit in. The concrete is poured between White and Rood. Harold asked when it might be open. Mike is waiting for Bresnan. The concrete is being poured from Main to Colorado and the utilities are in. Harold asked if Main to Colorado will be open before Colorado to Ute, or will it be open all at once. He is concerned about the 7<sup>th</sup> and Colorado intersection being open so we can get cross traffic through there when Rood is shut down on Monday?

Bill W. asked to see the construction schedule/timeline. Mike explained that the construction progresses in stages. Steve wants to know why the original plan was changed. Mike stated that Mays Concrete felt it was better to do it section by section rather than tearing up the entire street at once. Bonnie made the comment that the perception is that there is nothing happening with the project and the public wants the road open! Harold feels the bottom line is that the project is finished on budget and on time.

*Colorado Avenue* – The public meetings and design work is finished. Harold asked if we are going to contract or bid this project out. Mike stated that we won’t begin construction until December or January, but the contract should be done in October or November. Harold would like to see the final design at the October DDA meeting before the contract is made.

ADJOURN – The Board moved into executive session at 9:10 a.m.

EXECUTIVE SESSION-REAL ESTATE: