

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, December 13, 2007

248 S. 4<sup>th</sup> Street, Grand Junction, CO

7:30 a.m.

PRESENT: Scott Howard, Bill Wagner, Harry Griff, Bonnie Beckstein, Patti Hoff, Scott Holzschuh, Bill Keith, Steve Thoms, Harold Stalf

ABSENT: Peggy Page

GUESTS: John Shaver, Trent Prall

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

APPROVAL OF MINUTES: Patti made a motion to approve the minutes of the previous meeting; Scott Howard seconded; motion carried, minutes were approved.

GJHA AUDIT – Every year the Grand Junction Housing Authority asks for a waiver of audit since the amount of their yearly interest income is under \$100,000. They were funded in part by the DDA about 20 years ago. Harry made a motion to approve a resolution to waive the audit for the GJHA; Scott Howard seconded; Bill asked John for his opinion; motion carried. The roster was circulated for Board signatures.

COLORADO AVENUE DESIGN – The City will be discussing hiring Mays Construction for the Colorado Avenue project. The Western Colorado Contractors Association and The Associated Builders and Contractors have no problem with the City extending the current contract with Mays Construction. United Companies was interested in the project, but have changed their minds.

We are looking at a little over \$3 million project since the storm drain line is very expensive as well as the necessary mill tailing removal. We also need to add streetlights, electric circuits and parking lot improvements. Parking meters are not easy to upgrade and Jodi is looking at designating the funds from the sale of the 3<sup>rd</sup> and Main parking lot to the parking fund. There will likely be plans for another parking garage at the corner of 4<sup>th</sup> and Colorado. The parking lot across from The Corral needs to be lit as well as the United Way breezeway to Main Street. The board discussed curb cuts, parking spaces and future development. The DDA initially funded this project from sidewalk to sidewalk.

Harry asked if we should do a parking study. Harold said that the strategic plan is addressing parking as far as looking at the convention /hotel area and demand for parking in the next 20 years. There will be a strategic parking plan in March, which could incorporate a parking study. The comprehensive plan is showing major development downtown and we need to prepare for growth.

Banner poles will be placed between 5<sup>th</sup> and 6<sup>th</sup> Streets. The Cavett House will have the opportunity for outdoor dining. The state is working on allowing liquor to be served across the sidewalk.

To complete Colorado Avenue, we need another \$400,000 and for the parking lot improvements we will need an additional \$450,000. Harry is not sure he would like to see the DDA invest a lot of money in parking lot improvements since we are hoping to develop these properties in the future.

There will be a Colorado Avenue Design open house the second or third week in January. We will begin work on the storm drains in the middle of February and run through September. Work will begin at the west end of Colorado.

Harry asked if the DDA could have a home in the new parking garage!

ECONOMIC DEVELOPMENT STRATEGY - Laurie asked that Trent do this presentation. The committee is looking at a psychographics study to determine spending habits to be used for recruitment of major retail stores. They are looking at three areas; North Avenue/Downtown; Clifton/ Fruitvale; and Orchard Mesa.

We need to determine what tenants we would like for buildings downtown. Do we want small retail or chains? The committee is asking for support of this study to determine what retailers fit our gaps. The proposal is for the county, city and DDA to split the \$65,000 fee evenly. Patti emphasized that public/private partnership can change the landscape of a community and that now is the time to be aggressive. Harold feels we need someone to do economic development for the City. Someone has to know what to do with the information. Harold warned that we need to make the same opportunities available for locals as outside boxes.

Harry feels that most studies are expensive and the results are seldom used. Scott Howard and Bonnie added that they think corporations do their own research and this study would be a lot of duplicate effort. Bill agrees with being proactive, however, he feels that there should be other players involved. Bill entertained a motion to fund \$7,500 if the Chamber of Commerce, Economic Development Council, GJEP, Mesa County and the City donate the same amount; Patti made the motion; Steve seconded; Bill amended the motion to not be conditional on the other entities; the board voted 5 in favor and 3 against; motion carried.

Harry made a motion to adjourn to executive session; Bill K. seconded; the board moved into executive session.

EXECUTIVE SESSION-REAL ESTATE/PERSONNEL:

ADJOURN