

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
Thursday, May 8, 2008  
248 S. 4<sup>th</sup> Street, Grand Junction, CO  
7:30 a.m.

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

ABSENT: Bonnie Beckstein, Peggy Page

GUESTS: Rich Englehart, Trent Prall, John Shaver, Kathy Dirks

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

APPROVAL OF MINUTES: Harry made a correction to the last paragraph of the April 10 minutes in which Bill W. stated that the DDA is buying property at (**or above**) market value. Scott Holzschuh mentioned that there is also a typo in the paragraph regarding Colorado Avenue; Harold (**asked**) when the construction would begin in the 400 block. Scott also suggested striking a couple of sentences regarding the TIF budget. Harry made a motion to approve the April 24 minutes; Scott Howard seconded; motion carried. Harry suggested tabling the approval of the April 10 minutes until the corrections have been made; Scott Holzschuh seconded; motion carried.

EXECUTIVE DIRECTOR – Harold distributed a report of DDA/TIF expenditures and bonding from 1984 through 2007 as well as a report of the status of current major projects. Harry asked if Heidi has this information. Harold has been emailing Heidi and she will be here next Tuesday for the Steering Committee meetings.

DEPUTY CITY MANAGER – Rich thanked the DDA for the award in honor of the Foresight Project presented at the DDA Annual Meeting. Rich also invited Harold and Nancy Stalf to the May 19 City Council meeting to be recognized.

The Buxton study provides data regarding retail location and success using a socio-economic analysis. There were three main and one secondary trade areas analyzed by drive time; 4<sup>th</sup> & Main Street; I-70 B and F Road; Highway 50 and 30 Road; and Mesa County. Harold felt they left out the bridge on 29 Road. Scott Holzschuh asked why Palisade was left out of the map. Rich explained that this study was looking at a 15-minute drive time. Patti added that the boundaries and leakages were particularly hard to figure in this study. The DDA needs to look at businesses that have made it in historic downtowns. Patti feels we should be proactive and not just wait for people to show up. Buxton matches businesses to the specific market. Harry finds this exciting for developing Colorado Avenue. Scott Holzschuh asked what Harold's vision would be for the next 20 years. Harold sees something like Ft. Collins or Boulder with a mix of unique restaurants and shops along Main Street, Colorado Avenue and 7<sup>th</sup> Street. The DDA needs to set the standards for downtown for the next twenty years.

CONSTRUCTION UPDATE – Trent thanked the DDA for the honor last week at the Annual Meeting. He added that there's a whole lot of people that contribute to the process.

*7<sup>th</sup> Street* – The Avalon parking lot was striped last week. The overhead lights on the roundabout are coming out and being replaced with ones that are similar to the originals. The broken brick walls will be reconstructed when Mays finds a mason. Steve asked if there is a problem with delivery trucks turning in the roundabout. Scott Holzschuh suggested giving information to merchants to pass along to the delivery trucks. There was a fire in the median on 7<sup>th</sup> Street that left some burnt receptacles. The mulch and wood fibers were dry and someone must have dropped a cigarette butt. We will be looking at trees and landscaping this June. Scott Howard asked about what kind of trees will be planted. We want to make sure

we provide a canopy effect. Harry feels we should follow up with the Parks Department on this subject. Trent will look into it. The utility lines have still not been completed.

*Colorado Avenue* – Three of the blocks have begun and it's going to be a beautiful corridor! The parking lot at 401 Colorado is striped and we will be putting in bumper blocks. The 500-block parking lot where we purchased the Schweissohl Building will be reconfigured to be similar to the Avalon parking lot. There are currently 74 spaces and the new lot will have 54 spaces with lots of landscaping and 4 spaces on the street. Scott Howard asked if some of the spaces are privately leased. Harold stated that we are working on leasing quite a few long-term parking spaces. The cost of the reconfigure is \$290,000, which could be partially paid for by the parking fund. We would also like to remove some old concrete and replace it for about \$39,000. On the 600 block by the Avalon, there a couple of elm trees that may need to be removed. We also have a number of signage additions. Trent asked if the DDA would be willing to help with some of these expenses.

Kathy Dirks has been proactive with communicating with the Colorado Avenue merchants. Bill Frazier said the intersection of 4<sup>th</sup> and Colorado would be open by May 21.

*Parking structure* – The second elevator will be installed May 12. Bill W. asked if there will be exits on the east and west. Harold was not sure, but said that there could be some steps and a door to access various floors.

Scott Howard asked if the lights have been repaired on Main Street. Excel is currently changing out all light bulbs and will then do it on a five-year cycle. Scott Holzschuh is concerned about maintenance.

Scott Howard made a motion to adjourn into executive session; Bill K. seconded; motion carried. The board moved into executive session.

EXECUTIVE SESSION-REAL ESTATE:

ADJOURN