

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, June 5, 2008
248 S. 4th 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

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

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

APPROVAL OF MINUTES: Scott Holzschuh made a motion to approve the April 10 minutes; Patti Hoff seconded; motion carried. Bill K. made a motion to approve the May 8 minutes; Scott Holzschuh seconded; minutes were approved.

EXECUTIVE DIRECTOR REPORT – We have entered a new era of the DDA with a new executive director and replacing two board members. Heidi presented a director's report in paper form and verbally.

The Coin Shop owner has some health issues and has pulled out of the deal. The owner is currently on vacation, but Heidi would like to talk with her face to face. The RFP is out for the corner of 4th and Rood and is due the end of July. Air conditioning was installed at 560 Colorado. Heidi has been in contact with the tenants at Schweissohl building.

Farmers Market starts next week. The staff is working with Event Masters to get ready. The new banner will be going up soon. The Market is full with a waiting list of vendors. Steve asked if the 600 block would be included in the Farmers' Market. Kathy and George took the initiative to meet with those merchants and listened to their concerns. Scott Howard asked about the farmers going down to 10th and Main Street. John Shaver stated that the permit is only for one vendor. ANB has extended their sponsorship.

Roy Blythe of the DTA board and Kathy are working on designing a new website. They will interview three companies; Cobb & Associates, Cranium 360 and an individual. They will report to the DTA board next month.

Steve stated that next month the DDA will need to appoint officers and committee members. City Council members will interview board applicants next month. Scott Holzschuh asked John to clarify paragraph 2.2 of the DDA bylaws regarding the nomination process. The DDA may recommend candidates to City Council.

CONSTRUCTION UPDATE – Trent distributed a reconfiguration of the 500 block parking lot on Colorado Avenue. In order to reduce curb cuts, we needed to take out a few parking spaces. If we close off alley access, we would have four more spaces. This design would bring the parking lot up to code and dress it up. The cost is around \$250-260,000 for the parking lot and we talked about doing concrete work in front of the building which could cost approximately \$30,000 more. Bill K. asked if one entry/exit would be dangerous. Trent assured him that it will accommodate two vehicles easily. There are currently some separately leased parking spaces that will need to be addressed. The 600 block parking lot will have the large elm tree removed. It would eliminate six parking spaces if we saved it. The Cavett House is giving all Colorado Avenue construction workers 50% off the price of dinner for their families on June 7! That's the first time something like this has happened. Striping and signing has been completed in the 401 Colorado parking lot. Bill K. has asked the City to ensure that his emergency access not be blocked.

Replacement of two cobra head lights at the 7th Street roundabout has been rescheduled for the week of June 9 by Xcel. Mays Concrete will prepare an estimate to replace damaged brick walls. Replacement of

burned Christmas tree light receptacles in median between Ute and Colorado has been postponed to get additional estimates. Reinspection of trees and plants is scheduled for the week of June 9. Qwest has promised the undergrounding of utility lines by the end of June

Construction of the second elevator at the Rood Avenue Parking Structure began on May 12 and is scheduled to be completed by July 4. Landscaping and the irrigation system was completed on May 6 and final inspection was held on June 2.

Due to health issues, the tenant at the Coin Shop is not interested in moving soon. The City will complete conceptual plans for review by the DDA board at the July board meeting. Trent will meet with Bill Wagner to discuss the opportunity to develop a second story that could be used for commercial or residential over the breezeway.

Trent will work with Jodi Romero on scheduling another PMAG meeting to discuss downtown parking and in particular the 500 block parking lot and whether it will be leased, metered or pay by space.

Patti made a motion to adjourn; Peggy seconded; the board adjourned into executive session.

EXECUTIVE SESSION-REAL ESTATE:

ADJOURN