

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, July 10, 2008

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

7:30 a.m.

PRESENT: Steve Thoms, Scott Howard, Bill Wagner, Peggy Page, Bonnie Beckstein, Patti Hoff, Scott Holzschuh, Bill Keith

ABSENT: Harry Griff

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

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

APPROVAL OF MINUTES: Scott Holzschuh pointed out that there is a typo in the fifth line from the bottom. The word should be used instead of sued! Patti made a motion to approve the minutes with changes; Peggy seconded; motion carried.

CHAIRMAN REPORT: Steve stated that he's had a very busy month and is learning a lot. There have been some changes in the City with Deb Kovalik overseeing the Avalon and Two Rivers Convention Center. He feels we should partner with the City and be good neighbors. He also wants to come out of this meeting with a clear direction of what the Board wants to do with the Schweisswohl Building.

EXECUTIVE DIRECTOR REPORT: The 2009 budgets are being drafted and Heidi will present them at the July 24 BID meeting. The DDA budget will be presented at the next (August) meeting in keeping with the timeline from the City. Heidi, Rich Englehart, and Kathy Portner will meet next week to discuss the logistics of the Strategic Plan as far as taking the plan to Council and then implementing it. The 4<sup>th</sup> and Rood Development RFP is out until the end of July. Heidi has had a couple of phone calls. Scott Holzschuh asked if the Strategic Plan is on the internet. It is still in draft format. The committee will meet on the 15<sup>th</sup> to discuss the housing portion of the Plan.

Heidi has made some changes internally such as a weekly staff meeting to improve communication and customer service. She also established a "public information" board with timely articles and announcements. We are getting feedback that people are confused by the different entities that are included in the Downtown Partnership. We now have name tags that we can wear at different meeting and functions.

Three Art on the Corner sculptures were vandalized and one was stolen. The sculpture "Moulding our Future" was purchased by an individual. The DDA is doing another Downtown graffiti survey including descriptions of locations and types. Heidi would like to be aggressive with graffiti. Scott Holzschuh asked about a security system on Main Street. Heidi stated that she thought the plan was that it would be integrated with the Downtown WiFi and webcams.

PMAG will be getting together in August and we need to appoint someone to the committee.

Farmers' Markets are very hot, but very successful! We have more vendors than we need. Closing 5<sup>th</sup> Street helps with safety issues. We had an incident last week with a street preacher. The Fourth of July Parade went very well.

We have submitted outdoor dining permits to Council for the Blue Moon and Junction Square. John explained that the DDA is the agent for all commerce Downtown.

The DTA is working with Cranium 360 to update the website.

Heidi is working with City staff concerning the parking garage. On Farmers' Market nights, the arms should be raised for free parking. We are making some changes to the external and internal signage for first time users.

The banner poles on 7<sup>th</sup> Street are for civic events only. We are waiting for the hardware for the second pole.

There was a discussion of parking garage concerns. Heidi will ask PMAG to make a presentation at the next meeting. Bill W. asked that we forward concerns to Jodi or the DDA staff.

Scott Holzschuh asked about furniture on 7<sup>th</sup> Street. Trent said they are waiting for the Strategic Plan. Heidi will check with Anne and put together a package for consideration.

STRATEGIC PLAN UPDATE – Rich reported that the City is revising the infill and redevelopment programs. The infill/housing plan will focus on the Downtown plan and “catalyst projects”. We will be looking at affordable housing in the city limits. We would like to implement the plan with no land use changes or zoning changes. We are trying to regenerate investment Downtown without many changes. We also need to talk about the infill staff position at the meeting on the 15<sup>th</sup>. Deb Kovalik is working on infill with the Business Incubator at the moment. Bill Keith suggested discussing the Strategic Plan and the new position at the DDA retreat.

SCHIESSWOHL BUILDING – Heidi has been talking to potential tenants. She and John Shaver are looking at redoing all the leases and hope to have it fully occupied. The rental rates are \$300 for a downstairs unit with parking and \$200 for an upstairs unit without parking and \$250 with parking. Bill Wagner, Steve Thoms and Heidi did a walk-thru. We will need to have the roof maintained. Chris Brown has suggested putting in a fence surrounding the back door. Our current office lease is up in August at the Whitman Building. We may be looking at the Scheisswohl Building for a future location. Steve would like to use a building that we own for our office rather than pay rent.

CONSTRUCTION UPDATE – Colorado Avenue is coming along and should be done with the 400 block by the end of this week. Bill Keith asked some questions on behalf of the merchants. Steve stated that Kathy Dirks has been excellent at communicating with the merchants along Colorado Avenue.

Trent displayed a plan for the front of the Scheisswohl Building and the corner of 6<sup>th</sup> and Colorado.

The 7<sup>th</sup> Street landscape plans are being reviewed by the City Parks Department. Two cobra heads have been replaced on 7<sup>th</sup> Street. The walls at the roundabout and 8<sup>th</sup> and Main will be repaired beginning July 21. We are still working on the rub rail and the electrical work on the medians is still out for bid. There are 20 trees that need to be removed and replaced.

The West elevator in the Rood Avenue Parking Structure should be working by July 19. The new landscaping is struggling due to the irrigation system problem. Work will begin on a crack on the northeast corner of the building on July 14. The bronze plaque looks great! We are trying to figure out where to place it. The breezeway project is still being designed by Bill Frazier.

The Steamplant project has been delayed for the digging out of the foundations. This will be the new home of the GVT transfer station.

The Riverside Parkway west end is open! We are still waiting to open the 25 Road Bridge.

Rich gave everyone a “heads up” regarding the chip seal program beginning on Monday. The area includes 1<sup>st</sup> to 12<sup>th</sup> Streets and Grand to Colorado.

ADVISORY BOARDS – Nominations were made for the following committees:

*Avalon Committee*; Bill Wagner nominated Patti Hoff; Peggy Page seconded; motion carried.

*Historic Preservation Committee*; Steve Thoms nominated Harry Griff; Patti Hoff seconded; nomination carried.

*PMAG Committee*; Peggy Page nominated Scott Howard; Patti Hoff seconded; motion carried.

*DTA Board Representatives*; Bill Wagner nominated Peggy Page & Bill Keith; Patti Hoff seconded; motion carried.

*Downtown Housing Joint Venture*; tabled for clarification; Bill W. will serve if needed.

ELECTION OF OFFICERS – Bonnie made a motion to nominate Steve Thoms for Chair and Peggy Page for Vice Chair; Patti Hoff seconded; motion carried.

OTHER – Scott Holzschuh asked Heidi if we could schedule a retreat to craft long-term goals. It was decided to have a retreat at Steve's home in August.

Peggy made a motion to adjourn to executive session; Scott Howard seconded; the Board adjourned at 9:15 a.m.

EXECUTIVE SESSION-REAL ESTATE:

ADJOURN