

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, August 14, 2008

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

GUESTS: Don Newton, Rich Englehart, Bill Frazier, John Shaver, Allison Sarmo, Miffie Blozovich

CALL TO ORDER: Steve called the meeting to order at 7:35 a.m.

APPROVAL OF MINUTES: Scott Holzschuh made a motion to approve the minutes of the previous meeting; Bonnie seconded; motion carried.

Bill Wagner emailed Jodi Romero to ask if there was a community position on the PMAG Committee. Steve feels that Bill made the DDA look bad by circumventing the Executive Director. Bill will go through the process of applying to be on the PMAG Committee as a private citizen.

COLORADO AVENUE UPDATE: Bill Frazier, project manager for Colorado Avenue, reported that construction is taking place on the 200 block. The 300 and 400 blocks are open. The intersection of 5<sup>th</sup> and Main is being worked on at night. Next week, the 500 block will be closed. 6<sup>th</sup> Street is closed for storm sewer repair.

We had to do some reconfiguring to the entrance of the parking lot between 5<sup>th</sup> and 6<sup>th</sup> Streets. There are tree planters between the parking lot and the public street as per code. There will be a few spaces that are 2-hour/free parking and the metered parking will be 10-hour for the most part. Harry wanted to make sure that the parking structure for this lot matches the master plan for Downtown. Scott Howard asked about lighting since the parking lot is located in a rough neighborhood. John Shaver reported that the liquor license for The Corral has been transferred and the new owner is changing the name to The Snowflake. Bill K. added that last week the rain came into the buildings along Colorado Avenue.

PARKING GARAGE AND 7<sup>TH</sup> STREET UPDATE: Don Newton reported that the second elevator is now open in the Parking Garage and the brass plaque has been installed. John added that City Council will ratify the agreement with Alpine Bank next Wednesday. 7<sup>th</sup> Street has some broken walls by the roundabout that have to be replaced. The dead trees have been replaced. There are five trees on the northeast corner of 7<sup>th</sup> and Rood that are in stress. Don called Ted Ciavonne to ask if there was a plan for furniture on 7<sup>th</sup> Street. Harry feels Heidi should consult Harold regarding the preliminary plan. Don would like to keep the Parks Department involved in the plan. Heidi will bring recommendations to the Board in October. Scott Holzschuh would like to get the furniture in place before fall. Scott Howard asked if we should form a subcommittee to help with this project. Scott Holzschuh will present some ideas and catalogs at the next meeting.

DOWNTOWN STRATEGIC PLAN: Rich Englehart met with Heidi Ham and Kathy Portner last week and the Plan is now posted on the City website. We talked about adding a position to implement the infill plan. There is a lot of transition going on at the City with Deb Kovalik managing the Avalon and Two Rivers Convention Center. City Council is looking over department budgets and the Master Plan. Heidi will prepare a summary of the Downtown Plan for the retreat.

CHAIRMAN'S REPORT: Steve asked who would be attending the DDA retreat. Bonnie, Scott Howard and Bill W. will have to leave early. Steve will serve dinner at 6:00. The budget process needs a plan. Harry would like to see the TIF budget including the extension.

LEGENDS PROJECT: Allison Sarmo and Miffie Blozovich are here today to ask the DDA to approve the Walter Walker Statue contract. The statue is ready to cast and needs to go to the foundry by the first of September. We need to send the sculptor \$15,000 for the design. Harry asked who has made pledges. Allison stated that they have pledges from Rotary, Home Loan, U.S. Bank, the City of Grand Junction and several of the committee members have contributed. Harry made a motion to approve the contract based upon the presentation by the Legends group and their assurance at being able to raise money; Peggy seconded; motion carried.

REPRESENTATIVE FOR DOWNTOWN HOUSING JOINT VENTURE: Steve requested that the Board select a representative for the Downtown Housing Joint Venture. Bill K. made a motion to appoint Bill W.; Patti seconded; motion passed.

RESOLUTION FOR SUPPORT OF PUBLIC SAFETY INITIATIVE: Heidi distributed a draft of a resolution that John prepared stating that the DDA endorses the project along with the ¼% tax increase and the concept of the Tabor Relief Act. City Council has not decided if they will endorse it or not. This resolution does not endorse a certain plan, it is just support of the Council in its pursuit of the ballot question. Peggy would like the Council to know that the DDA supports de-Brucing. Harry made a motion to approve the resolution; Scott Holzschuh seconded; the motion carried.

Scott Howard added that Norm Franke has formed a PAC to support the Safety Initiative. The DDA cannot support this effort, but as individuals, you can.

FAÇADE RENOVATION: Bill W. would like to ask for some money for façade renovation. He feels we should begin a process for application. Ron Lappi had restricted that fund, but now we need to find a mechanism to use the money i.e. grants, revolving loan fund. The program has to be marketed and criteria set up. It was decided that the Board couldn't vote on this request today because there is not a proper mechanism. Scott Holzschuh asked Patti to advise us on how to go about this project. Rich will give her a copy of Delta's program. Patti thanked Bill for putting it on the table. Patti Hoff, Scott Howard and Rich Englehart will form a committee.

DIRECTOR'S REPORT: The Schiesswohl Building is full. We did have some water damage during the last storm. It will cost approximately \$9,000 to do all the roofs and we need to repaint and clean the carpet. Heidi is asking the Board to authorize spending up to \$15,000 on the Scheisswohl Bldg. It will come out of the DDA operating budget. Harry made a motion to authorize Heidi to spend up to \$15,000 upgrading the Schiesswohl Building; Patti seconded; motion approved.

Heather is very interested in buying her portion of the Schiesswohl Building. John and Heidi are working with heather to give her first chance to purchase it. Peggy made a motion to authorize Heidi and John to negotiate the Schiesswohl Building with Heather; Bill K. seconded; motion carried.

Heidi would also like the Board to authorize funding the 7<sup>th</sup> Street improvements. Harry made a motion to authorize up to \$100,000 for furniture for Colorado Avenue and 7<sup>th</sup> Street.

We have received one proposal for the lot west of the Parking Garage. They are proposing to buy the property outright and develop and/or we could trade space for DDA offices. This is the only proposal we received. We should consider it after the retreat.

Peggy made a motion to adjourn to executive session; Patti seconded; the Board moved into Executive Session at 9:13 a.m.

EXECUTIVE SESSION-REAL ESTATE:

ADJOURN