

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

**REVISED BOARD MINUTES**

Thursday, September 25, 2008

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

7:55 a.m.

PRESENT: Scott Howard, Harry Griff, Peggy Page, Bonnie Beckstein, Scott Holzschuh, Steve Thoms

ABSENT: Bill Wagner, Bill Keith, Patti Hoff

STAFF: Heidi Hoffman Ham, Diane Keliher

GUESTS: Rich Englehart, John Shaver

CALL TO ORDER: Steve called the meeting to order at 7:55 a.m.

ADDITION TO AGENDA: Heidi received Patti Hoff's letter of resignation and would like direction of what to do to fill her position on the DDA Board as well as the Avalon Board.

APPROVAL OF MINUTES: Scott Holzschuh requested that the paragraph entitled "2009 Budget" in the September 11 minutes be revised. Heidi will revise the September 11 minutes and the Board will approve them at the next meeting; Peggy made a motion to approve the August 14 minutes; Bonnie seconded; motion carries, August 14 minutes were approved.

EXECUTIVE DIRECTOR REPORT – Heidi reported that new "Public Parking" banners are being installed by the parking garage. We have also ordered signs for "Event Parking". The roof at the Schiesswohl Building has been replaced. There is some painting that needs to be done and we have rehabbed the parking lot. There is one vacancy upstairs which is \$200 per month with no parking. Heidi has been meeting with a group representing the catalyst project, library, housing authority, DDA, etc. There is a meeting tonight at 5:30 when the Library Board will present a potential mixed use project at 550 Grand. October 4 is a busy Saturday downtown! Please be aware that Oktoberfest, Colorado Avenue construction and the Western Colorado Invitational band parade will all take place. Town planners sent a schematic drawing of the lighting for the parking lot at 560 Colorado Avenue. The draft agreement for the Reimer parking lot is ready for discussion at the October 9 meeting. Harry mentioned that the Blue Moon has its patio ready and 7<sup>th</sup> Street looks great! Heidi would like to propose a plan to move the office to the space at 401 Colorado Ave. with the thought of eventually moving to the end cap of the parking garage. Heidi will work on some preliminary ideas for office needs. Harry asked about furniture for 7<sup>th</sup> Street. Heidi stated that it will be addressed in October. Bruce Milyard will also make a presentation of the end cap design at the October 23 meeting. Heidi provided handouts from the Comprehensive Plan regarding downtown and an article about a catalyst project in San Francisco.

RECOMMENDATIONS TO CITY COUNCIL TO REPLACE PATTI HOFF: Heidi has received direction from Stephanie Tuin that the DDA can recommend to City Council whether to choose a new board member from the last applicants or open up the process and interview again. After discussion, the Board decided to recommend that the Council consider applications again. Individual Board members are encouraged to solicit people who would be good applicants. As far as the representative for the Avalon Advisory Committee, a current DDA member can take her place, but it has to be approved by City Council. Peggy Page nominated Harry Griff to be the DDA representative to the Avalon Advisory Board; Scott Holzschuh seconded; motion carried.

REQUEST FROM AVALON ADVISORY BOARD – Bonnie excused herself from the room since she is on City Council and may have a conflict of interest on this item. Steve reported that the Avalon Theater Advisory Committee is in the process of combining the Avalon Foundation with the Advisory Committee in order to be able to receive grants and donations. Funding for the entire expansion is not secured at this time but the Symphony is very supportive of the idea. There have been acoustical and fundraising studies

in the past and now the City has encouraged a feasibility study to make sure that the proposal is realistic. The cost of the study is \$25,000. Steve would like the DDA to donate \$50,000 to the Committee pay for the feasibility study and give marketing funding to the project. Harry would be supportive of donating money for a marketing tool, but not on a study. Rich said that the project has grown considerably from the original \$5 million to the \$18 million range, and even if the Avalon can raise the amount for the feasibility study, there are still millions that would need to come from the City and DDA. He added that City Council would need to discuss the details of any future project and their potential commitment to it. The Board decided to table the discussion until the Committee comes up with a more specific plan for funding the project.

EXECUTIVE SESSION- C.R.S. 24-6-402(e): Peggy made a motion to adjourn into executive session; the Board adjourned for executive session at 8:50 a.m. Harry made a motion to adjourn from executive session at 9:09 a.m.; Scott Holzschuh seconded; motion carried. The Board reconvened into regular session.

Direction was given to Heidi and John to proceed with negotiations per discussion.

ADJOURN - Harry made a motion to adjourn; Bonnie seconded; the Board adjourned at 9:10 a.m.

APPROVED \_\_\_\_\_

DATE \_\_\_\_\_

SENT TO CITY CLERK \_\_\_\_\_

DATE \_\_\_\_\_