

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, October 9, 2008

248 S. 4th Street, Grand Junction, CO

7:30 a.m.

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

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: Kevin Reimer, Steve Reimer

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

APPROVAL OF MINUTES: The minutes for the September 11 meeting have been revised per a request from Rich Englehart. Harry made a motion to approve the revised minutes; Bill K. seconded; motion carried. Harry also made a motion to approve the September 25 minutes; Peggy seconded; minutes were approved.

CHAIRMAN'S REPORT – Nothing to report.

DIRECTOR'S REPORT – There is a group that has formed to perform an historic assessment of the train depot. There was a request made to the City to use some of the CDBG funds to pay for the assessment. Heidi will meet with Paul Brown to discuss the project. A schematic design report was required previously. Bonnie added that the group is working closely with the Museum. The building is for sale and the DDA is interested in making the depot more accessible to downtown.

There is a new "Welcome" banner going up on 7th Street. We plan to continue to add to our inventory of banners.

The Buxton study was published in the Daily Sentinel in hopes of it spurring some conversations about development. The committee is putting together packets to send to 19 potential businesses. Scott Holzschuh asked if Heidi would make a presentation to the Board.

On the agenda for next meeting we have the City staff giving a construction update, Bruce Milyard will present his proposal for the end cap of the parking garage, and there will be an update on the 3rd quarter. City Council will need to decide how to replace Patti Hoff. Bonnie explained the process and that it is not on the Council agenda for this month. The DDA would like applications to be open to the public.

Grand Valley Catholic Outreach is petitioning to make all of their parcels either in or out of the DDA boundaries. The DDA needs to give its permission for them to include all of their parcels in the DDA. Bill W. made a motion to include all properties owned by the Grand Valley Catholic Outreach in the DDA; Peggy seconded; motion passed.

REIMER PRESENTATION: There was some discussion by the board before the presentation. Bill W. had a question about interest and Harry was curious about the formula for parking spaces. Steve has concerns about maintaining the parking structure. Heidi explained that this is a letter of agreement that states that there has to be at least 35 public parking spaces.

Reimers have purchased the 3rd and Main lots from the City. The proposal includes a parking garage along with a 6-story mixed use building. The first floor will be for retail; the hotel lobby will be on the second floor; office space will be available on the third floor; and the hotel will take up the rest of the building. The DDA and the City did a Buxton study and Reimers are willing to come up with a marketing package for the building. Buildings are more expensive and difficult to build in a downtown area. They would also

like the retail business to be open seven days a week. Bill K. is concerned about the parking requirements for a retail business. Harry wants to make sure that the last sentence in paragraph one reads "a minimum of 35 spaces will be in exchange for payment of the \$395,000 being given with this agreement". Bill W. made the motion to approve the letter of agreement with changes; Peggy seconded; motion passed.

FAÇADE PROGRAM: Scott Howard and Heidi are putting together a proposal for the façade program. Heidi distributed some information on other programs. Bill K. asked about the five years and two buildings stipulation. Scott Howard feels very strongly about establishing a sign code. Scott Holzschuh asked if these are grants instead of loans. There was discussion of various matching grants and loans. This subject will be discussed again at the next meeting.

OTHER: Bill W. spoke about a catalyst project with the library that could be a wonderful partnership for the DDA.

ADJOURN: Bonnie made a motion to adjourn; Scott Holzschuh seconded; the Board adjourned at 9:00 a.m.

APPROVED x

DATE 11/13/08

SENT TO CITY CLERK _____

DATE _____