

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
Thursday, October 23, 2008  
248 S. 4<sup>th</sup> Street, Grand Junction, CO  
7:30 a.m.

PRESENT: Harry Griff, Bonnie Beckstein, Bill Keith, Steve Thoms

ABSENT: Scott Howard, Bill Wagner, Peggy Page, Scott Holzschuh

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: Rich Englehart, Josh Comfort, Bruce Milyard (Constructors West), Vince Testa (Western Constructors), Joe Carter (Ciavonne & Associates), Trent Prall

CALL TO ORDER: Steve called the meeting to order at 7:45 a.m.

APPROVAL OF MINUTES: No quorum

AVALON - Harry reported that at the last Avalon Advisory Committee meeting there was discussion of the \$5 million versus \$18 million version of the addition to the Avalon Theater. The fundraising study indicated they could only raise about \$3-8 million. The DDA is not willing to add money nor is the City. The Avalon board voted to go with the \$5 million project and do it in phases. The next day, the Cinema at the Avalon board voted to reduce the number of movie show times. Debbie Kovalik will make a report to the City in about a year. Harry would like Heidi to look into the ramifications of the Colorado Historical Society with either the renovation or selling of the building. Kathy added that The Daily Sentinel has called this morning for comments.

4<sup>TH</sup> AND ROOD RFP – This proposal is for the end cap of the west end of the parking garage. There is opportunity for retail on the first floor, office space on the second floor, and residential on the next two floors providing 24-hour occupancy. The 4<sup>th</sup> Street side has opportunities for large windows and an entry way for retail stores. The façade will continue around the building into the alley. Bruce handed out a list of questions that Constructors West has addressed. Harry stated that the DDA supports housing downtown. Bonnie was concerned about parking spaces for residents. The DDA has a few spaces available and there are other long-term parking spaces that are not leased. The DDA owns the land and the City has approved development. Heidi and John Shaver will be drafting a proposal for land purchase and parking spaces as well as a time line.

COLORADO AVENUE UPDATE – Trent reported that Mays will be working with two concrete crews starting next week. The City received seven bids for the landscaping component. They will reward a \$208,000 contract for landscaping. Mays will install the watering lines and the landscaper will do the planning. The main focus is to get the concrete down before it gets too cold. The parking lot by 560 Colorado is looking good and will be paved sometime this week. The intersection of 5<sup>th</sup> Street and Main will be closed in November. Colorado Java has agreed to change out the concrete in front of their building at 5<sup>th</sup> and Main. Shari Raso is funding the renovation. There have been complaints from merchants regarding trash left by the construction crew.

ADJOURN – The Board adjourned into executive session at 8:48 a.m.

EXECUTIVE SESSION-REAL ESTATE: C.R.S. 24-6-402 (a) & (e)

APPROVED   x   DATE   11/13/08  

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