

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, November 13, 2008
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

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

ABSENT: Bonnie Beckstein

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: John Shaver

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

APPROVAL OF MINUTES: Bill K. made a motion to approve the minutes of the October 9 meeting; Scott Howard seconded; motion carried. Bill K. made a motion to approve the minutes of the October 23 meeting; Scott Howard seconded; minutes were approved.

CHAIRMAN'S REPORT – Steve and John met with Jamie regarding the DDA's parking spaces in the parking garage. Steve will meet again with Laurie and Rich in December. John reported that the west elevator is now up and running. Heidi will ask for a report from the City on the parking garage use. Scott Howard raised a concern that the public thinks the City is responsible for 7th Street, Colorado Avenue and the Parking Garage. Scott would like to see a letter from the chairman of the DDA board to the Daily Sentinel explaining the partnership. Harry would like to "spruce up" the corner of 7th and Main. Scott Holzschuh suggested a large sign showing what the future development will look like.

John encouraged the DDA board members to participate in the committee that is reviewing the "no" vote for the Safety Facility.

EXECUTIVE DIRECTOR'S REPORT – Heidi reminded everyone that the next meeting will be the final approval of the 2009 budget. She asked that everyone please attend so that we can have a quorum.

Heidi is looking at replacing the heating system in the Schiesswohl Building. The tenants are excited about the new construction. Heidi will present a proposal on the heating system next meeting.

Heidi will meet with City Planning to discuss parking spaces for the proposed development of the west end cap of the parking garage. There is a height ordinance that must be considered and the current requirement is 68 parking spaces for the number of residents they are proposing. The DDA owns 63 parking spaces. We may ask the City to offer some of their parking spaces for sale. The DDA would like to keep half of their spaces for development on the east end cap. Harry feels we should be more proactive as far as negotiating with Bruce Milyard about the land acquisition and purchasing parking spaces. Heidi suggested we discuss this issue in executive session.

Heidi distributed copies of the Buxton report. She will follow up with an email.

REVISED FAÇADE PROGRAM – Scott Howard distributed photos showing various façade and signage designs. The recommendation from the City is to make the façade program part of the Strategic Plan. Scott Howard feels that signage should be an important part of the program. Heidi would like to start the program after the City Comprehensive Plan has been adopted by City Council. Heidi asked the board if they were ready to move to the next stage (application, legalities, etc.) Harry would like to have a clear definition of eligibility, to set a cap on funding and to establish design standards before going any further. Peggy agreed there is more work to be done.

DIRECTOR INFORMATION SHARING – Heidi has been working with John Shaver and Theresa Mays to terminate her lease at the International Coin Shop. Glenn Hertel will retain possession of the tin ceiling and the vault door. The date for evacuation is March 1, 2009. Scott Holzschuh made a motion to authorize Heidi to go forward with negotiations; Bill W. seconded; motion carried.

Scott Holzschuh also made a motion to put out an RFP for a design proposal for the air space above the breezeway; Bill W. seconded; motion approved.

ADJOURN - Steve made a motion to move into executive session; Harry seconded; the Board moved into executive session at 8:43 a.m.

EXECUTIVE SESSION- C.R.S. 24-6-402(4)(e)

APPROVED _____

DATE _____

SENT TO CITY CLERK _____

DATE _____