

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, November 20, 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: John Shaver, Rich Englehart

CALL TO ORDER: Steve called the meeting to order at 7:34 a.m.

APPROVAL OF MINUTES: Bonnie made a motion to approve the minutes of the November 13 meeting; Scott Howard seconded; minutes were approved.

FINAL APPROVAL OF 2009 BUDGETS – Heidi discussed the changes since last review: she conferred with Jay and Jodi to make sure tax revenues were correct; Allison requested an increase in the honorarium for AOTC artists; and the 7th Street furniture has been moved out to 2009 on the CIP budget. Heidi will be planning on \$5,000,000 bonding and will start that process before the end of the year. Bill K. noticed that the rental income is understated; discussion ensued over whether to change it now or wait until actual revenues come in. Scott Holzschuh added that we need to plan for building repairs and maintenance. Heidi agreed and reminded the board of the plan to sell the Schiesswohl building in 2009. Scott Holzschuh made a motion to approve the 2009 budget with a revenue addition of \$15,000 to rental income; Peggy seconded; the 2009 DDA budget was approved.

PUBLIC SAFETY INITIATIVE – Rich reported that Laurie Kadrach has assigned a team to analyze the election and gather information regarding the Safety Initiative vote. The team is conducting focus groups around the community with various stakeholders and has hired Ilene Roggensack to conduct a “Main Street survey.” Humphrey Polis will also re-do their survey and gather statistical information for the future. The focus group survey is on the City website, and Rich gave copies to all present to fill out. The City needs input as far as the strengths, weaknesses, opportunities and threats that affected the election. There was a lively discussion of various issues. Rich stated that the City could potentially go to the polls again in April and/or November. He thanked the Board for their input.

DIRECTOR’S REPORT – The DTA met yesterday and voted to remove one of their board members (Betsy Madden) since she is unable to attend most meetings. The 500 block of Colorado Avenue should be open by Thanksgiving. The 600 block is scheduled to open by the first week in December and the parking lot by the second week in December. Heidi met with City staff regarding reclaiming Whitman Park. Financial contributions for physical improvements to the park may be one way for the DDA to support this effort, along with support for various ordinances that may come forward. The Board expressed support for the project. Heidi will meet with the committee again in about three weeks.

OTHER – Scott Howard showed some photos of the Ft. Collins downtown area which is closed to cars. He would like to consider closing Main Street to traffic in order to increase the pedestrian-friendly and park-like setting.

ADJOURN – Bill W. made a motion to adjourn into executive session; Scott Holzschuh seconded; the Board moved into executive session at 8:45 a.m.

EXECUTIVE SESSION: C.R.S. 24-6-402 (4) (e) - Bill Keith made a motion to adjourn executive session ; Scott Holzschuh seconded; the board reconvened at 9:02 a.m.

Bill Keith then made a motion to adjourn the regular meeting; Scott Holzschuh seconded; the Board adjourned at 9:03 a.m.

APPROVED _____

DATE _____

SENT TO CITY CLERK _____

DATE _____