

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, December 11, 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: Rich Englehart, Shane Burton

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

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

CHAIRMAN'S REPORT – Steve stated that the letter to the editor about the 7th Street and Colorado Avenue improvements needs to be edited to 300 words or less in order to run in the Daily Sentinel. Options include running it as an ad, dropping the effort, making the same points at the Colorado Avenue grand opening, and/or posting it on the website. Rich said the City will be sending out a press release next week that includes information about these projects. It was decided to wait until after this is released and reconsider the options. Steve reminded the Board that our offices will be moving to the corner of 4th and Colorado after the beginning of the year. Heidi will organize a tour for interested board and staff members. Steve and Peggy will be conducting Heidi's performance review after this meeting.

EXECUTIVE DIRECTOR'S REPORT – Heidi distributed usage statistics and an ownership map for the spaces in the parking garage. The average use is about 15% in the metered area, although it is currently higher with the free holiday parking. The covered leased spaces are 95% occupied; the uncovered leased spaces are 65% full; and the DDA leased spots are generating \$2,730 revenue per month. Bill W. suggested extending the monthly spaces on the second floor. Scott Holzschuh said he thinks the breezeway will help with parking garage use. Heidi will ask for a PMAG meeting after the first of the year.

TWO RIVERS CONDO EXTENSION REQUEST – Shane Burton was present to request that the Two Rivers Condominiums contract be extended. He said the original contract requested that there be a couple of residences completed by a certain time. Currently, there are three residential units and four commercial spaces in construction. The commercial unit will be ready for lease in January. One of the live/work units is almost completed and the other two could be done by July. With a small crew and given that money is tight, he is asking for an 8-month extension. Scott Holzschuh made a motion to approve the contract extension; Scott Howard seconded; Bill W. abstained from voting; motion carried.

INFORMATION ITEMS – The DDA and DTA board vacancies are being advertised until the end of the year. The BID board will appoint the DTA board member and City Council will appoint the DDA board member.

The Schiesswohl Building heating system is being planned with Bighorn Engineering Consultants and will go out for bid ASAP. The building is completely full and the tenants are pleased that the parking lot is completed. Heidi received a contract from Heather to buy the 560 Salon property but has asked her to revisit the financing option and come back with another offer.

Heidi has sent the façade program guidelines to the City legal office for review. Scott Holzschuh and Heidi will be meeting with City staff and a consultant today to discuss the 7th Street furniture.

The meeting calendars for 2009 were distributed.

The International Coin Shop papers have been signed and the building will be vacated by the end of March. Heidi will be meeting with the City Planning Department after the first of the year to re-start the design process.

Heidi has been talking with the Milyard group regarding details of the proposed development at Rood and 4th. City staff has been very helpful in getting them the needed information about design and zoning issues.

HOUSING AUTHORITY WAIVER OF AUDIT – Harry made a motion to approve the Grand Junction Housing Authority’s waiver of audit; Bill W. seconded; motion passed.

BREEZEWAY – John Shaver and the City legal staff have drafted a request for proposal for the breezeway between the parking garage and Main Street. While in Longmont, Heidi took pictures of some breezeways that incorporated lighting, colored concrete and sculptures. She feels this design would enhance the Art on the Corner project. Scott Holzschuh made a motion to approve the RFP and proceed with planning; Bill K. seconded; motion carried.

DOWNTOWN STRATEGIC PLAN – Kathy Portner and Heidi have been trying to produce a document that summarized the strategic plan with a focus on action items. This document discusses what the DDA wants to focus on. In order to turn it over to City Council, the DDA board must approve the summary. Harry made a motion to approve the executive summary to be presented to City Council with the deletion of references to the Library/Assembly of God project on the conceptual page; Bill K. suggested changing mid-rise up to 8 floors instead of a defined height restriction; Scott Holzschuh seconded; motion passed. *Note: Later discussions via email concurred that keeping the project in but labeling it more generally would be the more beneficial way to include this concept.*

OTHER – The DTA received an estimate for installing wireless music on Main Street and decided to forego installation this year. Bill K. would like to see this be part of the renovation of Main Street. Kathy Dirks has spent about double what she spent last year on Holiday advertising. There is much more coverage and quality productions. Kathy reported that she has used more public television and radio this year. Peggy feels the Holiday advertising campaign is very much improved!

Harry asked about progress on the Avalon. Rich responded that City staff is composing a range of options for the council to consider. Heidi will be meeting with Debbie Kovalik and Tim Seeburg tomorrow to discuss.

ADJOURN – Harry made a motion to adjourn; Peggy seconded; the Board adjourned at 8:52 a.m.

APPROVED_____ DATE_____

SENT TO CITY CLERK_____ DATE_____