

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, January 8, 2009

248 S. 4<sup>th</sup> Street, Grand Junction, CO

7:30 a.m.

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

ABSENT: Bill Wagner, Peggy Page

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: Jacquie Chappell-Reid, John Shaver, Rich Englehart, Alison Sarmo

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

APPROVAL OF MINUTES: Heidi mentioned that action item #2 will become informational item. Scott Holzschuh made a motion to approve the minutes of the previous meeting; Harry Griff seconded; minutes were approved.

CHAIRMAN'S REPORT: Steve reported that the letter he wrote explaining the DDA's role in City projects was published in the Free Press.

EXECUTIVE DIRECTOR'S REPORT: Heidi has been communicating with Blaine of Big Horn Consulting regarding the heating system at the Scheisswohl Building. Once the plans are complete, bids can be solicited for the project. The 560 Salon has heat, but the rest of building is using space heaters.

The next January meeting is the BID meeting. will have numbers for the final budget and gift certificates. Holiday sales were strong!

Heidi, Kathy Dirks and Roy Blythe did a walk-through of 401 Colorado. Roy is preparing a structural assessment and conceptual design for the building. Heidi will conduct another walk-through immediately after this meeting or at 11:00 am.

Heidi has gotten quite a few calls about the breezeway at 440 Main Street. The deadline for proposals is the 16<sup>th</sup> of January. She will have those submissions to look at next meeting.

The City is revising the events permitting process. Rich Englehart is meeting with City Staff. The consensus is that there needs to be a more centralized point for the public to obtain permit information and forms. Limiting the number of road closures per month is a concern to the DTA Board.

The Colorado Historical Society has awarded a grant to the City for a structural and historical assessment of the train depot. The DDA would like to try to connect the property to Downtown.

Heidi distributed a picture of a bike rack for 7<sup>th</sup> Street. She will schedule a walk-through to determine a final count so the furniture can be ordered.

The AOTC Committee met in December. This is the 25<sup>th</sup> year anniversary and they would like to solicit benches for Colorado Avenue. This would be a special category with a special prize. There are 37 new spots on Colorado Avenue for art!

The City Clerk did not receive any applicants for either board. She has extended the deadline to January 16 and issued a public plea for applicants.

Scott Howard asked for an update on the Avalon Theater. Heidi sent our options to the City. City staff will discuss various options, and make a recommendation to Council. Heidi is attending a meeting tomorrow afternoon.

LEGENDS CONTRACT: Alison distributed Mike Wilson's proposal for the Bill Moyer sculpture. The committee is aiming for an October installation. Today, the DDA needs to finalize the design contract. There are two contracts/phases; one for design and one for casting. The sculpture will be located by the Fair Building or by Alpine Bank. According to our records, the committee has over \$20,000 in the bank and will begin fundraising efforts for 2009. Harry made a motion to approve the contract for the design phase of the Bill Moyer sculpture and to send our yearly pledge of \$10,000 to the Legends committee; Scott Howard seconded; motion carried.

FAÇADE IMPROVEMENT PROGRAM: There are four main questions to discuss should the program be retroactive; should it apply to the back façade as well as the front; should it be restricted to certain geographic areas; and should the program be delayed until City Council approves the Downtown Strategic Plan and associated code revisions? Harry recused himself from the conversation about retroactivity. The Board felt that after the program begins, it should not be retroactive. Heidi stated that she was made aware that during the Main Street renovation, some merchants would like to fix up their back entrances on alleys. Bill K. feels that if the back entrance is visible, we should consider it. The Board feels the program should include all of the DDA boundaries and not be restricted to certain geographic areas. Design standards should match the Strategic Plan and zoning requirements. Harry made a motion to incorporate the guidance from the Board and, as quickly as possible, circulate the application. The Board will table this motion until they see the application.

EXECUTIVE SESSION-REAL ESTATE: Harry announced that he would like to update the Board on Brady Trucking and asked City staff to leave the meeting; Bill K. seconded; the Board moved into Executive Session at 9:00 a.m. under C.R.S. 24-6-402(4)(a).

Harry made a motion to adjourn out of Executive Session; Bill K. seconded. The Board adjourned out of Executive Session at 9:30 a.m.

ADJOURN – Scott Holzschuh made a motion to adjourn; Scott Howard seconded; the Board adjourned out of regular session at 9:31 a.m.

APPROVED\_\_\_\_\_

DATE\_\_\_\_\_

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

DATE\_\_\_\_\_