

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, January 22, 2009
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Bill Wagner, Peggy Page, Bonnie Beckstein, Scott Holzschuh, Bill Keith, Steve Thoms

ABSENT: Harry Griff, Scott Howard

STAFF: Heidi Hoffman Ham, Diane Keliher

GUESTS: John Shaver, Rich Englehart

CALL TO ORDER: Steve called the meeting to order at 7:52 a.m.

APPROVAL OF MINUTES: Scott Holzschuh made a motion to approve the January 8 minutes; Bill W. seconded; minutes were approved.

CHAIRMAN'S REPORT – The City attorney has given us guidelines to follow regarding calling executive session. All items are to be posted 24 hours in advance of the meeting and must be posted according to topic, so Board members should let Steve or Heidi know in advance if there is something that needs to be discussed.

EXECUTIVE DIRECTOR REPORT – Today is the deadline for the bids on the heating system at the Schiesswohl Building. Heidi is working with Big Horn Consulting to go over the bids. She will send an email to the Board with a final decision after 2:00 today. She mentioned that there was some roof damage under the swamp cooler and that the ceiling will need to be fixed.

There have been four recent incidents of vandalism of Art on the Corner in the 300 and 600 blocks. The City Parks Department will try to fix the welds. Alison has spoken with the Police Department concerning this issue. Steve wondered if there is a pattern with these vandalisms. Alison will be looking for sturdier pieces to be placed in the 600 block. Scott suggested a webcam.

The RFP for the “City Center” catalyst project in cooperation with the Strategic Plan will be published soon. Rich mentioned that the DDA Downtown Plan still needs to be presented to and approved by City Council.

There is a group of people interested in developing the railroad depot. The group has received money for a historical assessment. Heidi is asking if the DDA supports this project. The Board agreed that this is not high on the priority list but if/when a specific project is defined, it could be considered.

Jovan Paprocki submitted a design for hand-made benches for 7th Street. His design would deter skateboarders and add a divider to the benches to keep people from sleeping on them. His estimate would put us over the current budget. It was agreed that it makes more sense to go with the manufacturer who can warrantee the product for a long period and can be added on to in the future.

Heidi is going to the National Main Street Conference in Chicago this spring. Relevant topics include; a child-friendly downtown , music on Main Street, façade programs, cameras on the street, etc.

Quilters' Corner is having major sewer issues. The line at the tap needs to be replaced. Fortunately, the City is already putting in a new sewer line and the DDA would like to coordinate with them. Heidi will work with Bill Keith to get the project done and give an update at the next meeting.

ACTION ITEMS:

1. The DDA has received a request from Vista Engineering Corporation on behalf of their client, GCK, LLC, to be added to the DDA. Part of their property is in the DDA and part of it is out and they are requesting that all of the property be included. Scott Holzschuh made a motion to approve the request from GCK, LLC to add their property to the DDA; Peggy seconded; motion passed.
2. One response was received to the call for DTA board members. The applicant is Lenée Grisier who works at American National Bank. The DTA gave her their recommendation. Peggy made a motion to consider the DTA recommendation for appointment; Bill K. seconded; motion carried.
3. Heidi distributed copies of the completed Façade Improvement Program application form. Scott would like to use photos of our downtown, if possible. Chris Redden of the Business Incubator has offered to help merchants take advantage of the program. Bonnie made a motion to approve the application and direct staff to proceed with implementation of the program; Bill W. seconded; motion passed.
4. Heidi spoke with nine or ten individuals regarding the Air Space RFP and has received three submittals. The Blythe Group would like to plan and design the space; Wagner Galloway from Palisade submitted a design; and Obermeier Sheykhet from Denver submitted a design/build proposal in cooperation with Shaw Construction. Steve would like to see it stay open as a breezeway. It was decided to reopen the RFP for thirty days and revisit it next meeting. Heidi will meet with City engineers regarding the building structure and the adjacent buildings.

ADJOURN – Bill K. made a motion to move into executive session to discuss issues related to C.R.S. 24-6-402 (4)(f); Peggy seconded; the Board adjourned into executive session.

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

APPROVED _____

DATE _____

SENT TO CITY CLERK _____

DATE _____