

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
Thursday, February 12, 2009  
248 S. 4<sup>th</sup> 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

ABSENT: None

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: John Shaver, Rich Englehart

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 January 22 minutes; Peggy seconded; minutes were approved.

CHAIRMAN'S REPORT – No comments

EXECUTIVE DIRECTOR REPORT – Heidi reminded the board to RSVP to the City Appreciation Luncheon invitation.

- Interviews will take place in February for the DDA board position. There are currently four applicants and the deadline has been extended.
- Heidi is adding a new staff position. She is working with the City Human Resources Department to advertise the position. She hopes the position will be posted in March and that we will have the person on board by the Art & Jazz Festival.
- 7<sup>th</sup> Street furniture has been ordered and it should arrive in time for the Art & Jazz Festival. The total bill came in just under \$80,000.
- Heidi talked with the Milyard Group about their proposal for the parking garage end cap at 4<sup>th</sup> and Rood and found out that the project is on hold for now.
- The Schiesswohl Building asbestos report came back positive in the insulation around some of the pipes and the boiler. As a result, the rental in the basement will have to move. There was discussion of various scenarios of remediation. Bill W. made a motion to condominize the building into three individual pieces. After discussion, it was decided to put it on the agenda for next time.
- Roy Blythe is conducting a structural assessment of 401 Colorado to see if that building is a possibility for the DDA offices. Heidi is asking for permission to move forward with the next layer of planning/drawings if the structural assessment is positive. Heidi was directed to ask for an RFP for design services if the structural assessment comes back positive.
- A new line item has been added to the balance sheet of the Downtown Association. Diane determined the total gift certificate liability from 1/1/03 through 12/31/08. There was discussion of gift certificate policies.
- Heidi and Kathy Portner presented the Downtown Strategic Plan to City Council on Monday night. The Council was supportive of the goals and action items, but asked for more details of

implementation. Kathy and Heidi are working on the detailed report that includes zoning changes and height restrictions. They will be taking it back to City Council.

- The City has begun conversations regarding the Main Street renovation project. Heidi also met with Ted Ciavonne. Rich reported that the leadership team met yesterday and decided to take a second look at the Main Street project. With the economy in recession, it may not be the right thing to do right now. It was decided to hold a DDA work session on February 19 to discuss this issue. Heidi will ask Trent Prall and the DTA Board to attend the next regular DDA meeting on February 26<sup>th</sup>.

SELECTION FAÇADE GRANT REVIEW COMMITTEE – Heidi would like to create a review committee for the Façade Grant program. The application is in the process of making sure the legal language is correct. Applications should be out by March. Peggy made a motion to create a Façade Grant review committee and elect Scott Howard and Bill Keith to both serve one-year terms; Scott Holzschuh seconded; motion carried.

BREEZEWAY DESIGN & DEMOLITION – A structural assessment was done on the adjacent buildings at 440 Main Street. Heidi would like to start working with City staff to get a design going for after demolition. After discussion, it was decided to demolish the building and add some benches and an AOTC sculpture to the breezeway until later.

COLORADO AVENUE CHANGE ORDER – The City received a change order request from Mayor Palmer to take out two parking spots from the 400-block parking lot of Colorado Avenue and put in an entrance off of 5<sup>th</sup> Street. After discussion, Scott Holzschuh made a motion to approve the change order assuming there is no code violation and not to exceed \$26,769; Bonnie seconded; motion passed.

Peggy made a motion to move into executive session; Bill K. seconded; the Board adjourned into executive session at 8:45 a.m.

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

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

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