

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
Thursday, March 29, 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

**STAFF:** Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

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

**EXECUTIVE DIRECTOR REPORT** – Heidi distributed the CIP budget for 2009. Heidi clarified that the figures are estimates used for bonding purposes.

The Main Street Project includes marketing, public relations and consultant costs. Downtown housing was identified as a high priority at the last Board retreat. The budget is set at half a million this year and next year. Harry would like Heidi to ask the Grand Junction Housing Authority about the funds we have set aside for their joint venture.

Downtown furniture, fixtures and equipment includes the furniture for Colorado Avenue. Heidi feels that \$100,000 would be plenty for this project.

The Avalon money is still earmarked and Heidi would like to leave that number alone. The breezeway budget will be adequate for demolition. Bill K. would like more money set aside for 2010.

The Façade Program is funded for the next four years.

The budget for the DDA's new office will most likely need to be increased. Heidi put out an RFP for design and construction. She has received a conceptual floor plan from the Blythe Group. The Museum has informed her that our current building must be vacated for renovation. Harry feels this expense should come out of the operating fund.

The Catalyst Project is beginning to move along. There were 33 bids received. Next month there will be face to face presentations.

The new entrance to the parking lot at 5<sup>th</sup> and Colorado will need to be paid for.

The asbestos remediation bid for the Scheisswohl Building came in at \$11,500. Walsh Environmental helped with the bidding process. They received three bids and the Excel Environmental bid was the most economical. Walsh would like to notify them today to get the process started. The DDA will need to provide storage for our current tenant in the basement. The boiler replacement will be another \$60,000. Bill W. feels very strongly that the building should be condominiumized so that the property can be sold. The Board would like Heidi to direct John Shaver to condominiumize the building.

Main Street improvements are scheduled for 2010. Heidi would like to keep that the same and perhaps add more money to the Façade Program. In 2011, Heidi would like to move on the Gateways/Wayfinding Projects. Bill K. would like to add the Public Safety Building as a project. Harry would like to add Property Acquisitions as a line item. It was decided to allocate \$250,000 to Downtown Housing and \$250,000 to Property Acquisition.

**OTHER:** At the next DDA meeting, Heidi will have bids for 401 Colorado Ave. She will also have more information regarding a temporary space for the office.

P.J. McGovern was chosen by City Council for the DDA Board.

Tomorrow is the deadline for applications for the new Administrative Clerk position. We hope to have this person on board by May 1.

Kathy announced that there will be a breakfast meeting tomorrow morning at 7:00 a.m. at Two Rivers Convention Center. City Council and both DDA and DTA Boards are invited to discuss the results of the Main Street focus groups.

Bonnie would like to have a workshop regarding the funding of cooperative projects with the City and the DDA.