

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, April 9, 2009
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Bill Wagner, Harry Griff, Peggy Page, Bonnie Beckstein, Scott Holzschuh, Steve Thoms, PJ McGovern

ABSENT: Scott Howard, Bill Keith

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: Peggy clarified that PJ retracted his motion to buy the Gene Adcock sculpture for the breezeway. Peggy then made a motion to buy the sculpture with no stipulation that it has to be located in the breezeway, seconded by Bonnie and approved by the Board. With that correction, Peggy made a motion to approve the March 26 minutes; Harry seconded; minutes were approved.

EXECUTIVE DIRECTOR REPORT: Grand Valley Catholic Outreach has requested the inclusion of lots 12 and 13 into the parcel that was recently included in the DDA. Harry made a motion to include these additional lots as part of the DDA boundaries; Scott Holzschuh seconded; motion passed.

Ted Ciavonne provided a proposed hourly rate and estimated hours for the Main Street Project. His bid is for \$42,000 including printing and mailing. The biggest factor is how much City staff will do and how much Ted will do. His involvement will be greater than Colorado Avenue but less than 7th Street. Bill W. made a motion to direct Heidi to negotiate with Ted Ciavonne an hourly "market" rate; Bonnie seconded; motion carried.

Heidi has been meeting with City staff regarding the breezeway design. They have drafted three designs. This week, Glen Hertel is removing the tin ceiling and safe door from the building. Demolition will begin the 15th of April. There was discussion of the reviewed alternatives

The Main Street Project is regrouping with City staff and Ted Ciavonne. They are narrowing down the various alternatives and will collect input from the public.

The DDA staff has interviewed for our office position and we have a couple of possible candidates.

The City Center Catalyst Project had 32 bids. The bids have been narrowed down to 7. The committee would like to only have one day of interviews.

Heidi had a meeting with the City to talk about the future of our partnership with the Avalon. She feels the City is doing a good job of running it.

The boiler is being replaced this week at the Schiesswohl Building. The asbestos has also been removed. The entire basement will be painted once the boiler has been installed.

The City Council is moving forward with the historic designation of the IOOF building at 5th and Rood.

The owner of 249 Grand Avenue would like to rezone her building from commercial to multi-use. It will become an office on the bottom, and a residence on top. Heidi would like to see this property included in the DDA.

Chris Brown of Brown Cycles was honored as Entrepreneur of the Year by Mesa State College.

Harry asked if Heidi was going to the Downtown Institute Workshop on April 24. She will be attending. Harry also spoke with Daniel Gardner with Chamberlin Architects regarding the DDA office being located in the Avalon. Heidi would be willing to meet with Dan.

Although the TIF has been extended, we aren't able to bond until the first TIF expires in 2012. Even though we can guarantee 50% of the income from the TIF, we have not determined what revenues will come in from the City, County, School District and Library. Currently, \$11 million is the most that we have to bond by 2012. We need to pay back the City \$2 million for 7th Street; Colorado Avenue cost \$4 million. The 2008 budget for capital improvements was \$250,000 and \$1.3 million was spent on strategic land acquisitions without a supplemental budget (Reimers, Schiesswohl Bldg, Pawn Shop). Heidi would like to have another mini retreat to reprioritize capital projects. It was decided April 27 at 5:00 p.m. at Steve's house. Bonnie, Steve, and Heidi will meet with City staff before that day.

OTHER: The DDA had a request for a bike rack at 3rd and Main. Heidi recommended that we put in a temporary bike rack until we refurbish Main Street.

Bill W. made a motion to adjourn into executive session for purposes of discussing the purchase, acquisition, lease, transfer, or sale of real personal or other property interests under CRS 24-6-402(4)(a); Harry seconded; the Board adjourned into executive session at 8:43 a.m.

EXECUTIVE SESSION:

ADJOURN

APPROVED _____

DATE _____

SENT TO CITY CLERK _____

DATE _____