

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
Thursday, April 23, 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, PJ McGovern

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks, Felicia Sabartinelli

GUESTS: Rich Englehart

CALL TO ORDER: Steve called the meeting to order at 7:55 a.m.

APPROVAL OF MINUTES: Minutes of the previous meeting did not go out and will be approved at the next meeting.

CHAIRMAN'S REPORT – Steve and Heidi met with Rich Englehart, Laurie Kadrich, Jodi Romero, Jay Valentine, John Shaver, and Bonnie Beckstein. The City is willing to work with us to delay payment or receive installments for the debt we owe. There is \$12 million available for bonding and we owe the City \$7 million. Bonnie stated that City Council does not want to slow down the Main Street project so they are willing to work with us. The Capital Improvement Budget, for the next three years, will be discussed further at the upcoming Board retreat.

EXECUTIVE DIRECTOR REPORT – The boiler has been replaced and the asbestos has been removed from the Scheisswohl Building. The storage containers will be removed and Chris Brown's inventory will be replaced into the basement. Joe Olt has vacated the premises and new tenants are moving in.

Bill Keith, Scott Howard and Heidi met last week to award Façade Improvement Grants. The committee had five applications submitted. Two applications were declined; one was located out of the district and the other was not a façade improvement. Bill Wagner was awarded \$7,440; Sally Wagner with Girlfriends was awarded \$2,915; Joya DePasquale is doing a major overhaul of the Historic Melrose Hotel and will receive the full \$10,000 match. The committee will meet again in about a month.

Heidi asked for items for the DDA retreat agenda. Harry stressed the need to know exactly how much money will be coming in during the next three years.

The DTA discussed the awards and annual meeting. In the past, the DDA has given recognition awards at the annual banquet. There was discussion of whether the awards are still something the DDA wants to do and if so, how and when would it be done. It was suggested that we could present some awards during the Colorado Avenue celebration at the end of May. Scott Holzschuh stated that the real issue is whether the awards are meaningful and if we should continue them or not.

There will be a merchant focus group in mid May with 2 to 3 options for the Main Street Project. There will also be a series of open houses for the general public. We are looking at mid July for public input at Farmers' Market. By early August we will have a preferred alternative and a ballpark figure. The date for the merchant focus group is May 19. May 26 will be the first public open house.

BREEZEWAY – Heidi presented a drawing of the collaboration of what the DDA suggested and what the City suggested for the conceptual design of the breezeway. The plan includes asbestos stucco removal. Harry requested a cost for the overhead beams. We would like it to be functional in time for Farmers' Market. Bonnie made a motion to approve the design for the breezeway; Peggy seconded. Harry would like to amend the motion to exclude the overhead beams. Bonnie amended her motion to approve the

breezeway project up to \$100,000 including any environmental concerns; Peggy seconded the amended motion; motion carried. Bill W. is opposed.

CONTRACT WITH TED CIAVONNE – Scott Holzschuh would like to use City staff as much as possible for the engineering. Scott Holzschuh made a motion to approve the contract; Bill W. seconded; motion passed.

NEW OFFICE SPACE OPTIONS – Heidi, PJ, and Bill W. walked around looking at possibilities on Main Street, 7<sup>th</sup> Street and Colorado Avenue. Heidi distributed a summary of the spaces available. Heidi's biggest concern is cost and how close is it to being ready to move in. Other concerns are visibility and accessibility. We need at least 1300 to 1500 sq. ft. Heidi would like the DDA office to become a public information center. There was discussion of various alternatives. Bill W., PJ and Heidi will get together again and make a recommendation to the Board.

OTHER – Steve reminded everyone that the Board retreat will be next Wednesday at his home.

Bill K. made a motion to adjourn; Bonnie seconded; the Board adjourned from regular session into executive session at 9:12 a.m.

EXECUTIVE SESSION-REAL ESTATE:

ADJOURN

APPROVED\_\_\_\_\_

DATE\_\_\_\_\_

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

DATE\_\_\_\_\_