

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
Thursday, May 14, 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, Felicia Sabartinelli

GUESTS: Angela Harness, Rich Englehart, John Shaver

CALL TO ORDER: Steve called the meeting to order at 7:31 a.m.

APPROVAL OF MINUTES: Harry made a motion to approve the April 9 minutes; Peggy seconded; motion carried. Harry made a motion to approve the April 23 minutes with two corrections: 1. That PJ attended that meeting, and 2. there needs to be dollar amounts stated for the façade grants. Scott Holzschuh seconded; minutes were approved with changes.

CHAIRMAN REPORT – Steve announced that the Colorado Avenue ribbon cutting is May 29 at 10 a.m. Art & Jazz was a fabulous event with great art work and great music. Steve thanked Scott Howard for the use of the Rockslide deposit safe and commented on the high quality of artists. Also, Cinco de Mayo proved that events can be done on Colorado Avenue with modifications. They did a good job, but the weather was extremely bad.

EXECUTIVE DIRECTOR REPORT – Heidi reported that we are waiting on a few parts to arrive and the heat will be ready for the Scheisswohl Building. Swamp coolers will be serviced on Monday, May 18. Chris Brown is opening a used bike retail store in the vacant units once they are remodeled. Heidi and John are still working on the condo process.

Breezeway demolition should be back underway today. There will be a change order to remove an unanticipated piece of reinforced concrete that has been uncovered. The wall with mill tailings will have to have new stucco. The RFP for construction should go out next week.

LIBRARY REQUEST TO ADD PROPERTY TO DDA – Mesa County Library would like to make sure all of their properties are in the DDA boundary in preparation for the City Center Catalyst Project. Harry made a motion to add all Mesa Co. Library properties to the DDA boundary; Scott Howard seconded; PJ noted that he would like to have them included in the BID as well; motion passed. Heidi will encourage the Library to apply for BID membership.

SPECTRUM SOUND PROPOSAL – This item will be tabled until the next meeting.

PARTNERSHP OFFICE LEASE – This item will also be tabled. Bill W. reported that there are quite a few options still to discuss regarding the new location of the Downtown Partnership office before bringing a proposal to the Board. Steve emphasized that he would like to get this issue finalized as soon as possible.

RESOLUTION TO AUTHORIZE DEBT – In order to begin the bonding process, the Board needs to request that City Council authorize the issuance. If the Council authorizes it, the final bonding documents will need approval from the DDA. There was discussion regarding the amount and timing of repayment to the City's reserve fund. Peggy made a motion to adopt the resolution to authorize debt; Harry seconded; motion passed.

INFORMATION – Peggy mentioned that Sgt. Stoneburner has been more visible on Main Street and that she asked him to watch for Downtown employees that are parking on Main Street for more than 2 hours.

Bonnie feels very strongly that a police sergeant should not be involved in parking enforcement when there is other police department staff designated for that task. It was decided to remind employers that these spaces are for customers rather than employees.

MAIN STREET PROJECT UPDATE – Ted Ciavonne and Trent Prall presented four alternatives for the Main Street Project that reflects the public process to date. The Board was able to ask questions and give suggestions on the alternatives, which will next be presented to the merchants and property owners in the affected blocks. A public open house will follow on May 27.

ADJOURN – Peggy made a motion to adjourn; Bill K. seconded; the Board adjourned at 9:15 a.m.

APPROVED\_\_\_\_\_

DATE\_\_\_\_\_

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

DATE\_\_\_\_\_