

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, May 28, 2009

248 S. 4th 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: PJ McGovern

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: Rich Englehart

CALL TO ORDER: Steve called the meeting to order at 7:32 a.m.

APPROVAL OF MINUTES: Steve noticed that PJ was marked absent, but was in attendance. With that correction, Bill K made a motion to approve the minutes of the May 14 meeting; Peggy seconded; the minutes were approved.

CHAIRMAN REPORT – Last night, the DDA and the City held a public meeting regarding the Main Street Project. Many downtown merchants were in attendance. Bill K. asked if we should send out a survey to downtown merchants. Heidi stated that questionnaires have been given out to merchants and property owners. Harry emphasized the need to promote that Main Street is open for business. Kathy stated that she is sending the message that our role is to try to lessen the impact to businesses.

Steve also reported that Laurie Kadrich has been talking about the Avalon and trying to come up with a partnership between the City, Symphony, and DDA. Steve received a letter from Laurie requesting co-funding for a master plan. Harry feels that having the Symphony downtown would be a wonderful addition. Steve agrees, but doesn't think we need another study. Heidi urged the board to not discuss the information too much until an agreement has been reached and said that she and Steve would be meeting with the other representatives soon and would keep the board informed.

EXEC DIRECTOR REPORT – Last night's meeting had great media coverage and was well attended by downtown merchants and the general public. The same information will be presented to City Council and both Boards. The preferred alternative needs to be decided by the first of August. There will be another round of public feedback in July at Farmers' Market.

Interviews for the Catalyst Project were held this week with PUMA being selected for the contract. They are well respected and well known. They have coordinated downtown and infill projects all over the country and will be hired by the City of Grand Junction with a grant from the state.

Bids have been released for the breezeway. There are elements that can be deleted or added to the project, depending on the proposals. Scott Howard asked about leaving the stucco wall the original brick. Bill W feels that we should do the minimum to get the breezeway open for the summer. Scott Holzschuh suggested hiring a consultant to help us with building renovations. Heidi feels that the first portion of the project is getting the infrastructure installed. After that time, decisions can be made about the adjacent walls. Peggy urged Heidi to get the conduit installed for Main Street and get the breezeway open as soon as possible.

The City is proposing some changes to the street vendor ordinance. The hours could be extended from midnight to 2 a.m. to match the tavern licenses but would be at the director's discretion on a case-by-case basis.

Heidi handed out a portion of the executive summary of the Grand Valley Housing Strategy according to the Chamber of Commerce. A complete summary can be provided to any board members who would like one.

The DTA board has decided to reduce the number of their members to five. They did not receive any applicants for their recent vacancies. They would eventually like to recruit two more people to go back to seven members. They want to keep a good mix of representatives but discussed having just one representative from the DDA board.

Heidi and John have been discussing financial assistance for merchants during the Main Street Uplift. John would like to table that discussion until the bond issue. Hopefully in June we will have the bond package determined. Bill K pointed out that the DDA did not offer assistance during 7th Street and Colorado Avenue construction and feels it could create issues if it is offered to Main Street merchants.

Scott Holzschuh asked about the condo process for the Scheisswohl Building. Heidi is continuing to work on this procedure.

SPECTRUM SOUND PROPOSAL – Travis Long is helping us in a specialized way to make sure we have what we want in the proposal; wi-fi, web cams, music, security, etc. Heidi recommends capping the fee schedule at \$7,500 with a future total to be determined based on the scope. This expense will be charged to the Main Street project. Scott Holzschuh made a motion to move ahead with the proposal; Peggy seconded; Bill W is opposed; motion carried.

COLORADO AVENUE STREET FURNITURE – Heidi distributed invoices and a list of inventory from Stephanie at Office Outfitters. Heidi did a walk-through yesterday and there will be a few minor changes. The budget is \$150,000 for Colorado Avenue furniture. Heidi is very happy with Office Outfitters. She will be revisiting maintenance concerns with the Parks Department. Harry made a motion to accept the Colorado Avenue Street furniture proposal; Peggy seconded; Scott Holzschuh abstained; motion passed.

DOWNTOWN OFFICE LOCATION – The DDA Board directed PJ, Bill W and Heidi to find a new location for the office. Heidi would like to make it a downtown visitor center as well as provide a public bathroom, if possible. She would like to be “in the trenches” during the Uplift and noted that the office could also serve as a place for the sound and security systems to be located. Heidi feels we need to educate the community about Downtown. She is asking for approval to negotiate terms of a lease at Plaid Rabbit. The rent is \$1,600 a month plus property taxes for a total of \$20-25,000 for the year. The space is 3,250 square feet and the landlord would work with us to renovate it. Harry would like to see a comparison of the various spaces including any remodeling. There was discussion of the role of the DDA office. Harry made a motion to authorize Heidi to gather information regarding the Plaid Rabbit and other locations to present at the next meeting; Bonnie seconded; Scott Howard noted that he is against the public bathrooms; motion carried.

OTHER: The ribbon cutting ceremony for Colorado Avenue will be at 10:00 a.m. tomorrow.

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

APPROVED _____ DATE _____

SENT TO CITY CLERK _____ DATE _____