

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, June 11, 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, PJ McGovern

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: John Shaver, Rich Englehart, Jacquie Chappell-Reid, Allison Sarmo

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

APPROVAL OF MINUTES: Harry made a motion to approve the minutes of the May 28 meeting; Bill W. made a motion to amend the minutes; it was not seconded; Peggy seconded the motion to approve the minutes; minutes were approved; Bill W. opposed; PJ abstained.

CHAIRMAN'S REPORT: Steve expressed his support and appreciation of Downtown and everything that is going on to improve and enhance it.

EXECUTIVE DIRECTOR'S REPORT: Heidi reported on parking garage usage. During events, it is used 100%; regular long-term leases (upper floors) are 90% leased leaving spaces on Main Street for customers. Hourly usage continues to be low (10% in May). PJ feels we need to take another look at the parking plan; Harry feels we are ahead of the curve and that demand will catch up.

The Colorado Avenue Opening went well and had lots of media attention.

The Downtowner meeting was held at Today's Home Furnishings. It was a productive meeting with 35-40 merchants in attendance.

Colorado Avenue furniture will be installed in late July.

Breezeway reconstruction bids were opened this week and came in higher than expected. Mike Best and Heidi have been negotiating with contractors and have made some changes in the plans. To meet the current budget, some of the changes may include the way the electricity is routed and accessed; access to water; deleting two arches; lighting changes; and wall finishes. The Board gave Heidi the direction to go ahead with getting the breezeway open with other discussion pending today's on-site meeting.

ACTION ITEMS:

LEGENDS – Jacquie and Allison are here today to request the 2nd half of the Moyer sculpture contract for \$32,000. The money is in the bank and the project is receiving a matching grant from Microsoft. The sculpture will have a plaque with the history of Moyer. It will be placed in front of Alpine Bank on 5th Street. Alpine Bank's contribution is \$50,000. Harry made a motion to approve the contract to fund the balance of the completion of the Moyer sculpture; Bonnie seconded; motion carried.

Allison asked the Board if they think the AOTC Golf Tournament is a good fundraiser for the current economic situation. There was discussion of tabling it for a year. It was decided to call some major supporters and see if there is interest and look at reducing expenses.

DOWNTON UPLIFT DESIGN COMMITTEE – Heidi would like to appoint a design committee to make recommendations for colors and finishes for Main Street. The committee would include representatives from City Council, DTA, DDA, and merchants. Scott Howard suggested including Kirk

Granum for his design expertise. Bonnie made a motion to form a design committee for the Uplift Project; Scott Howard seconded; motion passed.

DOWNTOWN UPLIFT SCOPE – There has been discussion about adding the 100 and 200 blocks to the Uplift Project. Heidi would like a motion from the board today so that planning can proceed as an option; Bill K made a motion to begin the planning for the 100 and 200 blocks of Main Street; Bonnie seconded; Harry was not willing to vote on the motion until we have the budget figures. PJ feels we should see how much we are bonding for; Scott Howard would like the Reimers’ opinion. The board voted; motion carried.

PARTNERSHIP OFFICE – Heidi prepared a summary of four alternatives for the DDA office. John Shaver advised the board of dealing with various conflicts of interest among board members and advised not doing business with board members in order to avoid the perception of a conflict. Bill W. will forego commission to be able to be a part of the discussion and avoid a financial conflict of interest in the decision. The Board discussed the mission of the Partnership. Harry made a motion to authorize Heidi to negotiate a lease with Danta Raso (448 Main Street) for five years with a five-year option to renew and confirm with Roy Blythe the cost to renovate; Peggy seconded; Bill W., Scott Howard, and PJ are opposed; motion passed.

Executive Session is canceled today. There has been communication with realtors interested in 401 Colorado Avenue; the Board gave Heidi direction to follow up on any offers and set a purchase price of \$350,000.

The joint meeting with City Council and the DTA starts at 7:30 a.m. tomorrow morning in the Adobe Room at Two Rivers Convention Center. Everyone should have received a ticket for the Kiwanis pancake breakfast.

ADJOURN – Peggy made a motion to adjourn; Bill K. seconded; the Board adjourned at 9:10 a.m.

APPROVED _____

DATE _____

SENT TO CITY CLERK _____

DATE _____