

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, August 6, 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, Shane Burton

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

APPROVAL OF MINUTES: Harry made a motion to approve the July 23 minutes with one correction. He would like his motion revised to appoint Steve Thoms as Chair and Peggy Page as Vice Chair; Peggy seconded; July 23 minutes were approved. Peggy made a motion to approve the minutes of the July 28 meeting; Scott Howard seconded; July 28 minutes were approved.

CHAIRMAN'S REPORT – Steve has heard the comment that, “If the bank wants to sponsor the Farmers’ Market, they should put it on Rood Avenue.” There was discussion of the ways merchants could take advantage of the crowds of people in the street on Thursdays. Bonnie asked why the stores are not open later in the evening and why they are not open seven days a week. Peggy suggested asking the DTA to put an event or promotion effort together. Steve suggested encouraging merchants to come into the street. PJ emphasized that the Farmers’ Market is a community event. Peggy feels that it is a very positive thing for Downtown. Steve also noted his frustration with City Council not participating more fully in the expenses for Main Street. Bonnie said they are being conservative given the economy. Harry pointed out that the DDA cannot do the Main Street Project alone and needs the City’s participation. Scott Howard stated that he feels the City does not owe us anything. Heidi reminded the Board that Council approved the design only and that the other details will be forthcoming once the design is adopted. There was discussion of various concerns.

EXECUTIVE DIRECTOR'S REPORT – In the interest of time, Heidi suggested deferring the informational items until the end of the meeting.

Two Rivers Condos Extension Request – Shane reported that there were to be a couple of residential units completed by November 2007. He explained that two commercial spaces are complete and ready for lease or sale, and one of the residential units is finished and has been available since last spring. He is asking that the DDA extend the contract until January 2010. Harry made a motion for the DDA to remove the lien from the property and be done with it; PJ seconded; Bill W. abstained; motion carried.

Lease agreement for 448 Main Street – Heidi has been in discussions with the property owner at 448 Main and the City attorney. She had an asbestos assessment done and found out that the plaster has some, but is manageable. She also had the cooler and furnace evaluated and a new furnace was recommended. Pam Blythe and Heidi worked on a floor plan. Bids will come in next week. This is a five-year lease with five one-year extensions. The rent is \$1,600 per month and increases by 5% each year. The landlord will offset the rent by half for the first eight months. John has reviewed the lease. Bonnie thought we were evaluating staying in the Museum building. Bill W. would like the Board to appoint someone to negotiate a lease with the Museum. Scott Holzschuh said until we have firm numbers, we should not sign a lease. The board was polled with the following results: Steve Thoms, Bill Keith, Scott Holzschuh, and Peggy Page approve of the DDA office moving to Main Street; Bonnie Beckstein and Harry Griff were concerned about the cost of the lease; Bill Wagner, Scott Howard, and PJ McGovern are against the DDA office moving to Main Street. Heidi will discontinue negotiations and preparations on this site and contact the Museum.

2010 DDA OPERATING BUDGET – The City has a new financing system and is beginning the 2010 budget process. All operating budgets need to be input by August 31. The DDA will not propose any raises for staff. Heidi explained that half of the Executive Director and the Administrative Assistant’s salaries come out of the CIP (fund 203) and half out of DDA (fund 103). Kathy and Felicia’s salaries come out of the BID (fund 711). Chuck’s salary is part DDA and part BID depending on the type of work he does. Some of the building repairs will be moved to the 203 fund. Heidi went through the draft 2010 budget line by line and answered questions and concerns.

(Bill Keith left at 8:35 a.m.; Harry and Bonnie left at 8:45 a.m.)

INFORMATIONAL ITEMS – Heidi distributed a copy of the “preferred plan” for Main Street. She asked that Board members be careful when sharing this information to address some of the rumors that are circulating. There was discussion of parking issues.

DTA held a retreat primarily discussing the Downtown wayfinding project and the new website.

The breezeway at 440 Main Street is coming along. The concrete is poured and there are agreements on the wall finishes with the property owners.

The Downtown Strategic Plan is going back to Council in September with a zoning overlay. It shows the original square mile with commercial, historic, transitional, and residential areas.

The MOU with the Symphony and the DDA is in draft format. John has received comments from the Symphony requesting some minor changes.

Colorado Street furniture is placed with a few corrections. Heidi feels it adds a nice finished touch to Colorado Avenue.

(Scott Howard left at 9:07 a.m.)

DIRECTORS’ REPORTS – Peggy noted that the City Council meeting was positive. Rich said that Council was willing to negotiate the repayment of their loan to the DDA. John explained that the City is concerned with the Public Safety Initiative and public perception of priorities for the City’s budget.

ADJOURN – Bill W. made a motion to adjourn; Scott Holzschuh seconded; the Board adjourned at 9:13 a.m.

APPROVED_____

DATE_____

SENT TO CITY CLERK_____

DATE_____