

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, August 27, 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, Tim Moore, Rich Englehart, Trent Prall, Jodi Romero, Laurie Kadrich

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

APPROVAL OF MINUTES: Bonnie made a motion to approve the minutes of the August 6 meeting; Scott Howard seconded; minutes were approved.

SPECTRUM SOUND CONTRACT – The final design for Main Street sound, security and wi-fi was presented to Heidi. There is an additional \$6,000 that needs to be approved for the design because the scope of the project has changed and the decision has been made to go with fiber optic technology. Peggy made a motion to approve the additional \$6,000 design expense; Bonnie seconded. Motion carried.

PMAG UPDATE – Heidi has been meeting with the PMAG group. There was discussion of the history of PMAG and how parking has changed. Several suggestions were made including installing meters on Main Street and moving out free parking. The group addressed the inconvenience of the pay machine at the parking garage as well as making the first floor of the parking structure free parking. The question was asked if parking supports itself. Yes it does, but there needs to be more enforcement on Main Street. There were suggestions regarding parking stub validation and/or smart cards and even deputizing someone in each block to enforce parking time limits on Main Street.

DOWNTOWN UPLIFT – Heidi and City staff have been negotiating the money side of the project. The DDA has money for the first half of the project, but not the second part. The estimate is \$8.25 million for the entire project. Laurie Kadrich addressed the board with a couple of alternatives for funding. She stated that the idea of using the DDA money for the public safety building wouldn't complete the construction. She also said that City Council supports the Main Street Project. She offered to have the City prepare the documentation if the Board wishes to bond early based on 50% of the new TIF. The DDA could also pay the City back later. She emphasized that the City is committed to the project and the phasing. She agrees that starting at First Street is the right way to do the project. The Board had questions about bonding and timing. Laurie suggested setting aside a maintenance fund; perhaps a MOU or resolution that identifies funding for the future.

Bonnie repeated that, as the governing body, City Council is supportive of Downtown and the Uplift.

Harry and Bonnie left the meeting at 8:20 a.m.

Jodi presented the CIP budget through 2012. There was discussion of how project costs are estimated. Once City Council approves phase one of the Main Street Project, bids will go out at the beginning of October and November. Council will award the bid in November. The DDA would then authorize the expenses and Council would approve the contract. Jodi presented two options for funding for the next three years. Option one uses TIF funds and operations funds. The option for bonding against 50% of the new TIF is included in both option one and two. The question is if the Board wants to use the 103 fund balance. There was discussion regarding the different funds available and the goals of the DDA Board. Scott Holzschuh made a motion to accept Option 2-B for presentation to City Council and City staff; PJ seconded; motion was approved.

Rich stated that the PMAG committee will attach a memo to the staff report for City Council outlining the net loss/gain in parking as a result of the Main Street improvements.

Rich Englehart left at 9:00 a.m.

DIRECTOR REPORT – Heidi reported that at the last merchant meeting, parking issues were raised again. Ron Maupin said that how the merchants present the project to customers will make or break their support. Bill K. emphasized that it is up to the merchants to help the DDA promote the project. Bonnie encouraged giving construction plans to the merchants as they progress. Kathy is working on a marketing plan for the entire project.

ADJOURN – Peggy made a motion to adjourn; Scott Howard seconded; the board adjourned at 9:05 a.m.

APPROVED_____

DATE_____

SENT TO CITY CLERK_____

DATE_____