

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, September 10, 2009
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Bill Wagner, Harry Griff, Scott Holzschuh, Bill Keith, Steve Thoms, PJ McGovern

ABSENT: Scott Howard, Peggy Page, Bonnie Beckstein

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: Rich Englehart, John Shaver

CALL TO ORDER: Steve called the meeting to order at 7:34 a.m.

APPROVAL OF MINUTES: Scott Holzschuh made a motion to approve the minutes of the August 27 meeting, Harry seconded; minutes were approved.

INCLUSION OF PROPERTIES – Harry made a motion to include Mesa County Library properties in the DDA boundary; Scott Holzschuh seconded; motion carried.

2010 BUDGET – Heidi reviewed the expenditures for 2009 projected and actual. There is a maintenance fund set aside to address Main Street needs. Heidi handed out income statement for buildings and projections of bonding income. The bonds went to print yesterday and will go out for sale on September 24 and will be available first to banks within the DDA boundary. The decision to sell buildings and/or buy others will be dealt with in executive session next month. PJ wanted to be sure that the 103 budget does not depend on revenue from the DDA buildings. Heidi clarified that rental revenue goes to 103 but, when the property sells, the revenue goes into the 203 fund.

Harry asked about the City contribution to Main Street and the DDA's repayment to the City. Heidi explained the situation and Rich also addressed the question. The City will pay for the water service lines, water line and in-kind design work. Bids will go out in the beginning of October.

Harry feels that we should begin negotiating with the Library, the County and the School District regarding their 50% of the new TIF. He feels that now is the time to talk to them about their future budget.

DOWNTOWN STRATEGIC MASTER PLAN – The plan was drafted in 2007. The DDA drafted an executive summary but it was not specific enough for Council. Kathy Portner and her staff have been working on the document. Heidi feels the board needs this information to address questions regarding 7th Street. The revised summary breaks down the original square mile and shows the zoning layers.

PJ left the meeting at 8:10 a.m.

There are requirements regarding development in residential, commercial, and transition areas. The intent is to protect the residential areas from further encroachment by commercial development. The strategic plan does not propose any zoning changes. John explained that the residential zoning on 7th Street does include bed and breakfasts up to three rooms, accessory dwelling units, and home occupations. The transitional areas include commercial and residential elements. Heidi will attend the Council meeting on Monday night to help present the plan. The plan is on the city's website and the downtown website.

There will be a dedication of the 911 sculpture, "Remember", at Farmers' Market tonight. There was a fundraiser held a few years ago and the DDA matched the fundraising amount. The sculpture is located just east of the Avalon Theater.

Monday is the lunch with both the DTA and DDA boards. Steve Thoms and Roy Blythe will give a brief overview of what each board has been focusing on and what they do.

The Avalon Theatre group (City, GJSO, and DDA) will be meeting later today to determine the Request for Proposals for a consultant that will develop a “master” plan. Harry stated that he is concerned that it is a waste of money because of the other studies done on the Avalon. Steve reported that at today’s meeting the committee will decide what they want from the consultant that has not been done before.

Scott Holzschuh reported on the AOTC golf tournament. The event raised \$5,000 this year, but it is a lot of work. It was decided that the golf tournament will continue next year and maybe a fundraising concert at a winery. The focus for AOTC for the next few years will be in storing, moving, and refurbishing the sculptures rather than gaining more. The DDA contributes \$10,000 to the Legends project every year for five years.

Bill W. asked about negotiations with the Museum. Heidi reported that they do not want to sell the building and would still rent out the East Wing. They would consider improvements with a long-term lease.

Scott Holzschuh asked if we know how many square feet on Main Street is unoccupied. Heidi reported that store fronts are approximately 9-10% unoccupied which is about average.

ADJOURN – Bill K. made a motion to adjourn; Bill W. seconded; the board adjourned at 8:50 a.m.

APPROVED_____

DATE_____

SENT TO CITY CLERK_____

DATE_____