

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, October 8, 2009

248 S. 4<sup>th</sup> Street, Grand Junction, CO

7:30 a.m.

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

CALL TO ORDER: Steve called the meeting to order at 7:33 a.m.

APPROVAL OF MINUTES - Scott Holzschuh would like to strike the statement “There will be no TIF income until 2013” since bonds could potentially be issued against the 50% TIF (past 2012) before that time. With that correction, Scott made a motion to approve the September 10 minutes; Harry seconded; minutes were approved.

REQUEST FOR DDA INCLUSION – There is a parcel by the Botanic Gardens that is owned by the City and was not included in the original DDA boundary. The City would now like this parcel to be included in the DDA boundary. The parcel is located east of 7<sup>th</sup> Street on Struthers and north of the Botanic Gardens. Harry made a motion to include the parcel in the DDA boundaries; Bill K. seconded; motion carried.

INFORMATIONAL ITEMS – Scott Howard resigned from the DDA Board as of September 18<sup>th</sup>. There are candidates from previous interviews that are strong, but Council felt the process should go forward with advertising the position for other applicants, as well. There was discussion of possible candidates. Scott feels we need someone involved with downtown housing.

The Uplift project is progressing. There is a pre-construction meeting with contractors to clarify the scope of the bids. Bids are due the first week of November and will go to Council on November 17 or 19. Kathy Heidi and City representatives held a meeting with merchants located in the 100-300 blocks to communicate with each other their concerns and needs. They still have to meet with a small group that could not attend. Harry asked about the “special conditions” of the construction contract. Heidi explained this and that there is an incentive clause built in to the contract. Bill W. wants the DDA to review the bids. Rich emphasized that the City’s policy is “best use of tax payer dollars” when choosing a contractor rather than exclusively using local companies although it can be a factor in the decision.

The Parking Management Advisory Group (PMAG) approved holiday parking and now it goes to City Council for approval. The committee discussed using tokens for merchants to encourage parking garage use. The idea is to give the tokens to merchants in the affected blocks during construction and offer them for sale at a reduced price to other merchants. PJ suggested considering a sponsor for the tokens. The committee is working on raising the pay stations up for easier access. Felicia is revising the parking brochure to reflect current parking downtown. She is also working on a card to explain how to use the pay station in the parking garage. Bill W. suggested reducing the cost of the top floor spaces and offering them to downtown merchants. PJ suggested offering it to landlords so they could offer it as part of a lease. Bill W. also suggested putting banners or signs on the east and west sides of the parking garage. Heidi mentioned that if you have a handicapped plaque, you can park anywhere for free. Scott would like to publicize that information. Harry had concerns about the configuration of the entrance and exit to the parking garage.

Steve stated that Scott Howard was on the PMAG committee and wondered if the DDA should appoint someone else to the committee. Harry feels we should have a DDA representative on the PMAG board in

addition to Bill W. as an at-large member and Heidi. Harry made a motion to appoint Peggy Page as the DDA representative to the PMAG board; Bonnie seconded; motion passed.

LEGENDS CONTRACT – Allison and Jacquie presented the contract for the 2010 sculpture, Sister Mary Balbina. The contract is the same that has been used for previous sculptures and is with the DDA on behalf of Art on the Corner/Legends. The group looked at 12 different designs. The one that was chosen shows Sister Balbina drawing a picture of the hospital for a child and pointing to the new building. Jacquie gave a financial report saying the committee needs to raise about \$50,000 more to complete the entire five-year project. Scott made a motion to accept the design contract; Bill W. seconded; motion passed.

Allison handed out a draft of the plaque for the Moyer sculpture. Installation will be Friday, October 16 at 5:30 p.m. at Alpine Bank there will be an unveiling and a reception in the bank lobby.

EXECUTIVE SESSION-REAL ESTATE - PJ made a motion to move into Executive Session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. 24-6-402(4)(a); Peggy seconded; the board moved into Executive Session at 8:16 a.m.

The board reconvened into regular session at 8:56 a.m.

PJ made a motion to sell 560, 401 and 421 Colorado Avenue and the southeast corner of 4<sup>th</sup> and Rood. The DDA will appoint a committee to assess the values of the properties. The committee will consist of Scott Holzschuh and Bill Wagner. Bill will list the properties with no listing commission, however, any listing expenses will be reimbursed; Bonnie seconded; Bill K. and Bill W. abstained; motion carried.

CHAIRMAN REPORT – Harry does not like the way the beams are placed in the breezeway and he doesn't like the light poles. Heidi stated that the breezeway is finished except for the trees and signage. The project went over budget by \$800. The power box was recently tagged. Bill W. asked about the color of the light bulbs. Heidi noted that the lights are the same as the ones used on 7<sup>th</sup> and Colorado and that will be used on Main Street.

Steve reminded the board about next Friday and the Legends sculpture installation at Alpine Bank.

Steve asked who would like to replace Scott Howard on the Façade Grant Committee. Scott and PJ would be willing to share the responsibility.

ADJOURN – Bonnie made a motion to adjourn; Bill K. seconded; the board adjourned at 9:07 a.m.

APPROVED\_\_\_\_\_

DATE\_\_\_\_\_

SENT TO CITY CLERK\_\_\_\_\_

DATE\_\_\_\_\_