

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, November 12, 2009

248 S. 4th 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: Rich Englehart, Tim Moore, Trent Prall, John Shaver

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

APPROVAL OF MINUTES: Harry made a motion to approve the minutes of the October 8 meeting; Bill K. seconded; minutes were approved.

AUDIT EXEMPTION REQUEST FOR DOWNTOWN HOUSING EFFORT – The Grand Junction Housing Authority administers the bank account for the DDA funds for the Downtown Housing Effort. Because the fund has had only administrative activity this year, the GJHA board has approved a request to be exempted from an audit. Heidi has enclosed their financial statement in the packet. Harry made a motion to approve the exemption request; Peggy seconded; motion passed. The resolution was passed around for DDA board signatures.

INCLUSION REQUEST TO DDA – Heidi has received two letters requesting properties be included in the DDA boundary. One is from the City of Grand Junction for properties near the Riverside Parkway and in the proposed catalyst area, and the other is from Mesa County for a property within the proposed catalyst area where the Grey Gourmet is located. Both entities are tax exempt and have met the requirements for inclusion. Harry made a motion to approve the request to include all of the properties in the DDA boundary; Scott seconded; motion passed. The recommendation for approval will be sent to City Council for consideration.

UPLIFT CONSTRUCTION BIDS – Heidi distributed the City Council report of the bid process to date with recommendations and a summary of the bids. There were seven complete bids, and the project team was impressed by the quality of the bids overall. Bids ranged from \$2.3 – 3.7 million and the estimate was \$3.5 million. The DDA Board will make a recommendation to City Council, and the Council will make the award at their meeting next week. There were six local firms that bid on the project. City staff has spoken with both low bidders (FCI and Sorter) and feel that they are both qualified to complete the project. Construction will begin January 4. The contract states that all work must be completed in the 300 block by June 9; it allows for landscaping to be finished in the 100/200 blocks by the end of June. There are incentives in the contract of \$2,500 a day up to \$75,000 to finish early and \$4,000 a day penalty for being delayed.

Steve asked about the out-of-town contractors proposed by FCI. Trent stated that they included 18% of the project being done by a subcontractor from Loveland for the storm drain and water lines and a Las Vegas firm for landscaping but stressed that these were merely proposals for the subcontractors. Subcontracts would not be let until the project is awarded to the general contractor. There was discussion of local versus non-local subcontractors.

Scott asked who would address any water supply problems for merchants during the construction. Trent assured him that the City will take care of water issues. Harry emphasized the need for advance notice to merchants. Kathy has had meetings with the first phase merchants to discuss these kinds of problems.

Bill W. was concerned that the staff report does not clearly state the landscaping time line for the 100 and 200 blocks of Main Street.

Scott asked if the final document will indicate line by line what the city is paying for. Trent replied that, yes, it is stated on the report.

Harry asked if the bid was locked into a “not to exceed” contract. Trent explained that the City Council would approve any change orders. The project manager will communicate with Heidi, and the Board could appoint a subcommittee to discuss the larger issues. John also suggested giving Heidi authority to approve changes up to a certain amount.

PJ asked if photos have been taken of the buildings in case of damage during construction. Trent answered that this would be done before starting.

Bill W. would like to recommend the FCI bid with the condition of using 100% local subcontractors. Bonnie stated that Council encourages the use of local subcontractors, but has never enforced it. Tim Moore added that the City staff recommendation is to go with the low bid and best use of the taxpayers’ dollars.

Harry made a motion to recommend to City Council that they accept the FCI bid; Bill K. seconded; motion passed; Bill W. was opposed.

CHAIRMAN’S REPORT – Steve mentioned meeting with PUMA consultants regarding the catalyst project. The group has great vision and great ideas for the future of the Downtown area.

The committee to sell DDA properties (Scott and Bill W.) has met and is recommending soliciting realtors to do a market analysis proposal for the properties. Scott suggested an RFP be sent to all realty companies within the DDA boundaries. Bill W. has a realtor database and will send these names to Heidi. This analysis will give direction to the Board in deciding how and when to market the properties to sell.

OTHER – Peggy reported being tagged by graffiti. Heidi will give Peggy the phone number to the City graffiti removal crew. PJ would like to see security cameras in the breezeway to deter this behavior. Harry wanted to know if the Uplift bid includes installation of security cameras and webcam. Heidi reported that technology installation is part of Phase II since the equipment will be located in the parking garage. Phase I included design and installation of conduits only.

Bill W. would like to see a future agenda item to revisit the DDA office location.

Scott reported that the Downtown Vineyard will be holding services in the Avalon Theater.

ADJOURN - Bill K. made a motion to adjourn; Scott seconded; the Board adjourned at 9:00a.m.

APPROVED _____

DATE _____

SENT TO CITY CLERK _____

DATE _____