

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, January 14, 2010
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, Kevin Reimer

ABSENT: PJ McGovern

STAFF: Heidi Hoffman Ham, Diane Keliher

GUESTS: Rich Englehart, John Shaver

CALL TO ORDER: Steve called the meeting to order at 7:35 a.m. Steve welcomed new DDA board member, Kevin Reimer.

APPROVAL OF MINUTES: Peggy would like to correct the spelling of her name from Petty to Peggy. Scott would like to make the following changes; change "Wells Fargo" to "a specific financial institution" and clarify that the agreement for change orders is "\$25,000 per occurrence with an aggregate of \$100,000." With those changes, Scott made a motion to approve the minutes of the December 10, 2009, meeting; Harry seconded; minutes were approved.

REAL ESTATE ADVISORY GROUP – The DDA board directed Bill W., Scott and Heidi to interview Bray & Co. and Re/Max Two Rivers. After the interviews, it was recommended that the board work with both firms and split the properties. A working group (Scott, Peggy, Steve, and Heidi) should be appointed to focus on contracts and negotiation details. There was a discussion of the varied opinions of the property sales prices. Harry made a motion to appoint the advisory group; Bonnie seconded; the committee was formed.

REQUEST FOR ADDITION OF PROPERTY – Armstrong Consultants would like to be included in the DDA boundaries. They are located at 861 Rood Avenue and have been downtown for a long time. The property is adjacent to other DDA properties. Harry made a motion to include Armstrong Consultants into the DDA boundary; Bonnie seconded; motion passed.

As a result of recent inclusions, Heidi and City staff will be updating the DDA map in the next few weeks.

DOWNTOWN UPLIFT DESIGN – The Board last discussed the design of the 400 block in December. The design was approved in August by City Council. It was decided to split the project between two years with the first phase underway and the other blocks approved for next year. The City started hearing from merchants regarding the number of parking spaces in the 400 block. The DDA felt this block was the best for the added amenities since there are other parking options. There has been the threat of legal action against the project, and there were deadlines from the group to address the issue. The City Council wants the DDA to look at the design again and decide formally to recommend modifying it or not based on the complaints. The design was amended before adoption to add eight parking spaces to the 400 block. Heidi explained the preferred design in detail with the Board. There was discussion of parking issues and merchant and property owner concerns. Peggy presented a petition signed by 49 businesses protesting the current design and/or loss of parking. Bill W. made a motion to reaffirm the earlier decision as the conceptual plan to be in place; Harry seconded; there was further discussion of merchant issues, City Council, and the need for political will to support the process and design; motion carried; Peggy abstained. Scott would like Heidi to write a letter to City Council and offer to meet with Council. Heidi will draft a letter to be edited and signed by the Board.

ADJOURN – Bill W. made a motion to adjourn at 8:47a.m.; Bill K. seconded; the motion passed.

APPROVED _____ DATE _____

SENT TO CITY CLERK _____ DATE _____