

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, March 11, 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

ABSENT: PJ McGovern, Kevin Reimer

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: John Shaver

CALL TO ORDER: Steve called the meeting to order at 7:35 a.m.

APPROVAL OF MINUTES: Scott made a motion to approve the minutes of the Feb. 11 meeting; Peggy seconded; minutes were approved.

DEED RESTRICTION – Heidi distributed a copy of the draft deed restrictions, based on the discussion at the last board meeting. Steve asked about the “other outdoor activities”. John explained that would restrict business operations such as a storage yard but not activities like a sidewalk sale or outdoor dining. The property is zoned B-2 which, in conjunction with these restrictions, would disallow many activities like correctional facilities or sexually-oriented businesses. There are no specific retail exclusions. Harry asked if we could spell out the restrictions of B-2 plus our special conditions, noting that these conditions should be consistent with DDA goals of removing blight and promoting a strong economic environment. Bill W. thinks there should not be any deed restrictions and, if anything, the zoning code should be changed. He is not in favor of deed restrictions that last forever. Scott feels this is an opportunity to protect our mission and influence the future. Bonnie wanted to know why we could restrict this use. John explained that this is a private transaction on specific property not a blanket restriction. Peggy made a motion to adopt this restricted covenant for both properties; Bonnie seconded; motion carried; Bill W. opposed; Bill K. abstained. For clarification, John will change the excluded “outdoor activities” language to specifically allow sidewalk sales and outdoor dining.

LEGENDS CONTRACT – Allison distributed copies of the Legends contract to the Board. This is for next year’s John Otto sculpture, which is a very large piece. The design contract is for \$15,000 for Mike Wilson. Harry made a motion to approve the contract for the design of the John Otto sculpture recommended by the Legends committee; Scott seconded; motion passed.

Allison also reviewed the Art on the Corner awards: 2009 People’s Choice is “Clorese”; 1st Place and Best in Show is “Breakfast”; 2nd Place and \$750 cash award goes to “Twilight”; 3rd Place is “08-2”; Lou Wille Award goes to “Standing Female.” “Clorese” and “Standing Female” were purchased with remaining funds from last year’s budget. Allison reported that the budget for this year is \$25,000. The AOTC committee would like to buy “08-2” for \$9,750 and “Breakfast” for \$15,000. Harry asked about placing sculptures in places other than Main Street. Heidi would like to keep the sculptures downtown, and pointed out several areas that could have additional sculpture. The Uplift will provide opportunities to rearrange the pieces, as well. There are also plans to have sculptures in the breezeways. The Arts Commission has awarded a grant for “Poetry in Motion” that will also provide some pieces. Although she is retiring in April, Allison will be involved with the 2010 AOTC installation this year and the Board thanked her for all she has done for AOTC. Peggy made a motion to purchase “08-2” and “Breakfast” and provide a \$750 cash award for “Twilight”; Scott seconded; motion carried.

EXECUTIVE DIRECTOR REPORT – Heidi passed around a volunteer sign-up sheet to serve beer and wine at the Art & Jazz Festival.

Heidi and Felicia are working on the transition of moving the AOTC duties to the DDA office. Felicia will be involved in implementing that transition.

The DTA Board has two openings available with Janet Brink and Mike Bell's terms coming up in 2010. Mike is not reapplying but Janet plans to reapply. Heidi distributed the ad that will be posted for the vacancies. The DDA Board will appoint new directors in June. Interested parties should submit a letter of interest and a brief resume. This board is good for people who are interested in marketing and events downtown.

Heidi will be sending the weekly Uplift update later today. Curb and gutter and sidewalks are being poured in the 100-block of Main Street. There are challenges with pedestrian crossings while those lines are being finished. Bill W. asked if they could open the crossings during the lunch hour. Harry would like to see better signage or flaggers for pedestrians. Bill K. mentioned that the merchants want it completed as soon as possible and closing the street for pedestrians will just make it last longer. He thinks most merchants understand the inconvenience in light of the improvements. The water service tie-ins will be happening next week. There was discussion of how to use volunteers as Downtown Ambassadors in the future.

The committee is moving along with the Avalon Theatre Master Plan Study. Heidi will send the draft report to Harry and Steve. The consultants will meet with the committee and City representatives in April. Harry asked about the Symphony's commitment to doing four events at the Avalon; Heidi will check on the status of these plans.

PUMA has submitted a draft final report for the City Center Catalyst Project and will be coming to lunch next Tuesday, March 15, to present it to the Board.

Heidi has been meeting with the "Friends of the Depot" group who are interested in the historic preservation of the Union Depot. There is a potential buyer who is working with that group to apply for a grant from the Colorado Historical Society that would fund critical building deficiencies and save it from further damage. The building is in the DDA boundary, and the DDA will serve as pass-through agent for the grant in partnership with Kristen Ashbeck from the City. The Friends group will come to the first meeting in April to give a brief summary of what they would like to see happen.

All DDA properties are listed for sale. There have been inquiries on both assemblages. The subcommittee (Scott, Peggy, Steve & Heidi) received an offer on the Scheisswohl building and are in the process of countering. Any final offer would have to be approved by the entire DDA board.

(Harry left the meeting.)

Office space is available on the second floor of an office building downtown. It would take a lot of investment, but would be amortized over the term of the lease. It is a large space that could accommodate another entity. Heidi would like to get some feedback from the board in terms of considering non-retail, second-floor space for the Partnership office. The second floor scenario accomplishes the goal of being more visible with a central location and would showcase how to use second floor spaces. There was brief discussion about this option, and Heidi was directed to continue to explore it, as well as to look at other second floor options.

Steve, Peggy and Heidi would like to have a retreat to prioritize CIP projects for the 2011 budget and beyond. Heidi will send out an email regarding dates.

CHAIRMAN REPORT – Steve mentioned that the Rotary Club is meeting at a downtown restaurant during construction. He reminded everyone to please patronize businesses during construction. Scott recommended that everyone review the sales tax report for fourth quarter 2009.

ADJOURN – Peggy made a motion to adjourn; Scott seconded; the Board adjourned at 9:00 a.m.

APPROVED_____

DATE_____

SENT TO CITY CLERK_____

DATE_____