

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
Thursday, March 25, 2010  
248 S. 4<sup>th</sup> Street, Grand Junction, CO  
7:30am

PRESENT: Harry Griff, Peggy Page, Scott Holzschuh, Bill Keith, Steve Thoms, Kevin Reimer

ABSENT: PJ McGovern, Bonnie Beckstein

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: Rich Englehart, Trent Prall, John Shaver

CALL TO ORDER: Steve called the meeting to order at 7:30am.

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

DOWNTOWN UPLIFT UPDATE – Trent reported that the project is moving along with concrete work. FCI will be adding Mays Concrete as a subcontractor. The Fox Building at 316 Main had a water main break. It is one of the oldest buildings in the downtown area. The City was able to rectify the problem fairly quickly with minimum structural damage. All water lines are now tied in. It looks like the project will be on time but not early.

The design for Phase II is nearing 100% completion with options such as fountains and pedestrian areas still to be determined. The Board will meet with City Council on April 5 to further discuss the 400 block design. The City would like to have the project out for bid by mid-October. Heidi mentioned that electricity needs to be installed in the breezeways before the bidding for Phase II begins so that breezeways can be open for access to Main Street during the second phase. Trent replied that this work will be done in the fall.

Harry asked about the current five feet of sidewalk. Trent answered that they will leave most of it as is except for areas that need to be leveled for ADA access. Most of this concrete was replaced in the 1980's. The Parks Department will pressure wash the sidewalks to match the new concrete as much as possible. The sidewalk in front of Frame Works has a significant drop off so there will be a new ramp built there; the DDA will match 50% of the cost through the façade program.

The construction crew will do a walk-thru at 3:00pm today for any interested merchants. Kathy stated that the crew has been very helpful with communication. Harry mentioned that Rock Cesario and Bruce Hill really advocated the project on KAFM. Heidi said that a national retailer is looking at coming to Grand Junction because of the public investment in our downtown.

LETTER OF SUPPORT FOR DEPOT GRANT – Heidi has agreed to help administer a grant for the “Friends of the Depot” from the Colorado Historical Society. There is a potential buyer for the depot who is still working on financing. Heidi would like to have the letter approved so that when the group is ready to apply for the grant, they will have it. Bill made a motion to submit a letter of support from the DDA for a grant to address critical deficiencies at the Depot; Scott seconded; motion carried.

OTHER – Kevin talked to Armstrong Consultants about the zoning code at the 8<sup>th</sup> and Main development. Rich was able to answer some of his questions and offered to follow up with the merchant directly.

Bill Wagner has resigned from the Board, and his replacement will be appointed with the regular cycle in May/June. Steve asked board members to think of good candidates.

Steve received a draft report from the Avalon study. He was somewhat disappointed with the report since there was no business plan included (*Note: This portion of the report has been received.*). The consultant team will come back to present the report to all stakeholders in April.

The DDA retreat date will be April 22 since everyone but Bonnie is able to attend at that time. It will be from 8am -12pm. This is the regular BID meeting as well.

The workshop with City Council is on April 5 at 11:30am. This is a public meeting to address the design of the 400 block of Main Street and will be posted.

Harry made a motion to adjourn into executive session for the purpose of discussing the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a); Peggy seconded. The board moved into executive session at 8:05am.

EXECUTIVE SESSION-REAL ESTATE:

ADJOURN – Harry made a motion to adjourn from executive session and the regular meeting at 8:58am. Peggy seconded the motion and it was passed unanimously.

APPROVED \_\_\_\_\_

DATE \_\_\_\_\_

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

DATE \_\_\_\_\_