

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, May 13, 2010
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Harry Griff, Peggy Page, Bonnie Beckstein, Bill Keith, Kevin Reimer

ABSENT: Steve Thoms, Scott Holzschuh, PJ McGovern

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: Rich Englehart, Trent Prall, Steve Reimer, John Shaver, Ted Ciavonne

CALL TO ORDER: Peggy called the meeting to order at 7: 30 a.m.

APPROVAL OF MINUTES: Harry made a motion to approve the minutes of the April 22 meeting; Bill seconded; minutes were approved.

RATIFY REAL ESTATE CONTRACT – The DDA has received a \$350,000 offer on the Scheisswohl Building with a closing date of June 30. The board was polled via email; Harry made a motion to ratify the purchase agreement; Kevin seconded; motion passed.

Harry asked about the current salon tenant's lease and suggested that the DDA sign a long-term lease prior to the sale. Bill responded that the tenant has known that the property would be listed for quite a while and has not asked for a longer-term lease. Heidi confirmed this and said that the investor has expressed interest in extending the lease commitments to the tenants; she has asked him to refrain from these discussions until the contract for sale is binding.

APPOINTMENT OF PARKING MANAGEMENT ADVISORY GROUP REPRESENTATIVE – With the resignation of Bill Wagner from the Board, a new representative from the DDA needs to be appointed to the PMAG. Heidi is also on the committee. Steve has said he would be willing to serve and Peggy is also interested. Bill made a motion to appoint Peggy Page as the DDA representative to the PMAG Committee; Bonnie seconded; motion carried.

MODIFICATION OF PARKING AGREEMENT – The original agreement made with Kevin and Steve Reimer was negotiated and signed in 2008 with terms related to a parking structure. The construction plans have changed to a surface lot. John Shaver recommends that, in light of the new plans, the expense is no longer a TIF expense and should be taken out of the general operating fund. There was discussion of the original agreement for parking. Harry made a motion to modify the parking structure agreement with the conditions that a) construction will be completed on the new hotel by 12/31/2011 and b) parking will be made available at the parking lots adjacent to all three hotels for downtown parking during the day as consistent with hotel requirements; Bonnie seconded; motion was approved. Kevin abstained.

Harry made a motion to use operating funds instead of TIF funds for the original \$395,000 contribution and authorize staff to make those accounting adjustments; Bill seconded; motion carried. Kevin abstained.

UPLIFT UPDATE – The final touches such as street furniture are beginning. The contractor is planning a May 25 completion date; this would qualify for a \$40,000 early completion incentive payment. The 4th Street intersection was completed in time for the Art and Jazz Festival, and all other deadlines have been met.

Kevin asked about the left-turn cutout on First Street. He added that Two Rivers Convention Center really enjoys it and it has helped Colorado Avenue merchants as well. Trent stated that CDOT wants it taken out after Main Street is finished but that he will continue discussions.

There are a lot more breezeway and rear access options in the next three blocks. Harry was disappointed that the crosswalks and sidewalks were sometimes closed at the same time. Phase 2 will leave 5th Street open and the crew will work out of 6th Street. The condition of the water lines was worse than expected.

Heidi has been working with the property owner of the 600-block breezeway regarding installation of a public restroom. There will be drinking fountains, lighting and art in each breezeway. The breezeways need to be finished before the second phase begins to maintain access to Main Street. Harry asked about the budget for the breezeways. Trent and Heidi will come back to the board with costs and a design. Phase 1 is coming in under budget. Construction will continue for a little bit after the opening of the street in the alley of the 300 block.

Phase 2 includes an interactive fountain in the 400 block. There are three phases with jets that shoot streams of water different heights. Seating is nearby, and the water is recycled. It will be located outside the Dalby Wendland Building instead of any retail stores or restaurants.

Harry asked about the 400-block design. John answered that the Council affirmed the revised design and that it will be finalized officially when Council awards the construction contract this fall.

FORMATION OF TIF EXTENSION COMMITTEE – Harry had to leave the meeting; this discussion will be tabled until next time when there is a quorum. The plan is to appoint a core committee to work with Heidi and John to provide consistency in the message.

OTHER – The second regular meeting for June will be canceled.

ADJOURN – Kevin made a motion to adjourn; Bonnie seconded; the board adjourned at 8:55 a.m.

APPROVED _____ DATE _____

SENT TO CITY CLERK _____ DATE _____