

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
Thursday, May 27, 2010  
248 S. 4<sup>th</sup> Street, Grand Junction, CO  
7:30 a.m.

PRESENT: Harry Griff, Bonnie Beckstein, Bill Keith, Steve Thoms, PJ McGovern, Kevin Reimer

ABSENT: Peggy Page, Scott Holzschuh

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: Rich Englehart, John Shaver

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

APPROVAL OF MINUTES: Harry made a motion to approve the minutes of the May 13 meeting; Kevin seconded; minutes were approved.

John has a draft of the new parking contract. The terms of the future parking arrangements will be a significant resource for downtown. These terms were discussed and will be presented in a final version at a future meeting.

FORMATION OF TIF EXTENSION COMMITTEE – This item was tabled last meeting. The TIF expires at the end of 2012. Heidi feels we should start having discussions of various issues with interested parties, particularly the partners in the catalyst project. John said that the Mesa County Assessor has expressed interest in getting an official form of agreement as soon as possible for accounting and TABOR purposes. At issue is the 50% of the TIF funding that will no longer automatically come directly to the DDA. There was discussion of bonding issues and obligating future boards. The committee shall consist of Heidi, John, and two DDA board members and could last for two years. Other members can be added, as needed, for specific meetings or agencies but there needs to be continuity in the message. Harry and PJ volunteered to be on the committee. Heidi will coordinate a meeting soon.

EXECUTIVE DIRECTOR REPORT – There was a very positive letter to the editor regarding Main Street and the parking garage. Heidi is writing a thank-you letter to the City and will have the merchants and both boards sign it.

The Catalyst working group has received a draft intergovernmental agreement to begin discussions with the policy-making boards of each agency.

Heidi has emailed the City's first quarter sales tax report to the board. It was less discouraging than the previous quarter but still quite a bit lower than previous years.

The AOTC budget has been included in the DDA operating budget so it skews the budget. Those monies will be removed from the 103 fund and budgeted in a separate fund to keep all expenses and revenues clear.

Heidi had a meeting with the City, the Grand Junction Area Chamber of Commerce, GJEP and Mesa County with a representative from Cisco. They are doing a series of pilot projects involving technology and energy efficiency. They have chosen downtown Grand Junction as pilot site. Heidi is asking for ideas for a good pilot project. Terry Coons has been added to the group.

The Whitman Building lease is still being negotiated. Heidi hopes the moving process will begin next month.

The Downtown wayfinding project for 2010 is out to bid and will be installed this summer. The first part of the project is from Horizon Drive to Downtown. Kevin would like the DTA to consider the Hwy 6/50 entrance from the north as a high priority in future years.

Fruita merchants have asked Heidi to talk to them about forming a downtown association. Heidi has given similar advice to the Glenwood Springs DDA and Montrose merchants.

Karen Hildebrandt would like to invite DDA board members to attend the Symphony Gala on November 13. Harry stated that he attended last year and enjoyed it very much.

Heidi met with a property owner in the 600 block about installing a public restroom. He has asked for a façade renovation in exchange for a long-term agreement. Heidi will bring a proposal back to the board for consideration. This is a separate project from the other breezeways.

The second meeting in June will be canceled due to Heidi's vacation.

The Avalon Theater report will be presented to the DDA Board on June 29 at the Avalon Theater at 7:30 a.m. Future meetings will be held for various stakeholders and study participants, and the recommendations will be presented to City Council in July.

The next Downtowner meeting will be June 8 at the Dream Café. This is a good time to hear from the downtown merchants.

CHAIR INFORMATIONAL REPORT – None.

ADJOURN – Bill made a motion to move 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); Bonnie seconded; the board adjourned into executive session at 8:20 a.m.

EXECUTIVE SESSION-REAL ESTATE

ADJOURNED

APPROVED\_\_\_\_\_

DATE\_\_\_\_\_

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

DATE\_\_\_\_\_