

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, June 10, 2010
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

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

ABSENT: Kevin Reimer, Bonnie Beckstein, PJ McGovern, Scott Aker

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: Rich Englehart, John Shaver, Trent Prall

CALL TO ORDER: Steve called the meeting to order at 7:40 a.m.

APPROVAL OF MINUTES: Bill made a motion to approve the minutes of the May 27, 2010 meeting; Harry seconded; minutes were approved.

UPLIFT UPDATE and BREEZEWAY IMPROVEMENTS – The Uplift Project came in under budget and before deadline. FCI will receive \$47,500 in incentive pay. The project team appreciated working with FCI. Trent said thanks to Kathy and Heidi for their hard work in keeping the merchants informed.

The 600 block breezeway (west) design is estimated at \$120,000 and includes extending power to Main Street. There was discussion of tree removal, lighting, fencing, art, and street furniture. The 500 block breezeway design is estimated at \$90,000 and includes a kiosk. These projects will go out to bid in July and will be awarded by August. Construction will begin in mid-September and should take approximately eight weeks to complete.

The Uplift Phase 2 will go out to bid in August and will be awarded in October.

Harry asked about the 400 block (parking garage) breezeway and the planter. Heidi reported that plants will not do well in this location and that the intention is to turn the planter into a pedestal for artwork. Harry would prefer it be a planter. Trent will have a discussion with the Parks Department.

Heidi spoke with the property owner to the west of the breezeway in the 600 block, and he is open to doing a trade for a long-term lease. The DDA could lease that space for a public restroom in exchange for a façade renovation. Heidi presented a contract not to exceed \$7,600 to design and manage this project (permits and oversight) with a downtown architect, Eric Kraai. Heidi feels this is the best shot to get a public restroom downtown and would like board permission to begin the contract with Eric. Harry added that the DDA should own all plans and improvements.

Harry made a motion to approve the design for the 600 block breezeway at the expense of \$120,000; Scott seconded; motion carried. Harry made a motion to approve the design for the 500 block breezeway at the expense of \$90,000; Bill seconded; motion passed. Harry made a motion to retain Eric Kraai to design a public restroom and façade improvement with the understanding that the DDA owns those plans; Peggy seconded; motion passed.

ELECTION OF OFFICERS – Steve explained that this is the month that the DDA chair and vice chair are elected. Peggy is willing to be chair and Scott H. is willing to serve as vice chair as long as he is eligible. Harry made a motion to appoint Peggy Page and Scott Holzschuh as chair and vice chair for 2010/11; Bill seconded; motion carried.

COMMITTEE APPOINTMENTS FOR 2010-11—After discussion, Steve made a motion to appoint the following committee representatives:

DTA Board – Bill Keith

Historical Committee – Scott Aker

Façade Grant Program – PJ McGovern and Bill Keith

Avalon Master Plan – Harry Griff and Steve Thoms

PMAG – Peggy Page

TIF Extension – Harry Griff and PJ McGovern

Real Estate – Peggy Page and Scott Holzschuh

Harry seconded; motion carried.

There will be a presentation of the Avalon Master Plan to the Board on June 29 at 7:30 a.m. at the Avalon Theatre.

The next regular meeting (June 24) is canceled

ADJOURN – Bill made a motion to adjourn; Scott H. seconded; the board adjourned at 8:30 a.m.

APPROVED_____

DATE_____

SENT TO CITY CLERK_____

DATE_____