

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, August 26, 2010
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Harry Griff, Peggy Page, Bonnie Beckstein, Scott Holzschuh, Bill Keith, Steve Thoms, PJ McGovern, Scott Aker

ABSENT: Kevin Reimer

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: Justin Vensel, Trent Prall, John Shaver, Rich Englehart

CALL TO ORDER: Peggy called the meeting to order at 8:00 a.m.

APPROVAL OF MINUTES: Harry made a motion to approve the minutes of the July 22 meeting; Scott H. seconded; July 22 minutes were approved. Harry made a motion to approve the minutes of the August 12 meeting; Bill seconded; August 12 minutes were approved.

BREEZEWAY PROJECTS: Justin Vensel and Trent Prall will be managing the second phase of the Uplift Project. They are presenting the bids received to modify the 500- and 600-block breezeways this fall. They received five bids. The lowest qualified bid was from Martinez Western Constructors for \$184,000. The company has been in Western Colorado for 20 years and in Grand Junction for 10 years. Scott Holzschuh made a motion to approve the Breezeway Projects for recommendation to City Council; Harry seconded; motion carried. Trent and Justin left the meeting.

REAL ESTATE COMMITTEE: Scott has asked to be replaced temporarily on the Board's real estate committee due to a potential conflict of interest; motion to appoint Steve to the committee until the end of the year. Bonnie made a motion to appoint Steve; Bill seconded; motion carried.

CIP BUDGET – Heidi took the comments and priorities from the DDA workshop and put them into budget line items for discussion. This budget assumes no line of credit from the City and interest income estimates are conservative. PJ would like to bring the façade program up to \$250,000. Harry would like to add a couple of other projects to the spreadsheet without budgeted amounts, just to keep them on the radar for the future.

PJ left the meeting at 8:25 a.m.

There was discussion about the pros and cons of having budget amounts for specific projects that still need to be developed or having one line item with some funds to be determined as needed. Heidi will add "other" projects with a to-be-determined figure. Harry made a motion to modify the TIF capital project detail presented by staff as follows: increase the façade grant line item to \$250,000; show a line item of anticipated catalyst project expenditures; reduce the fund balance to 1 million; Bonnie seconded; motion carried.

103 FUND – This is the operating fund for the DDA. The major change with this fund in 2011 is a direct allocation to the Art on the Corner program which has always been supplemented and supported by the DDA. Heidi would like to make the 103 budget just for DDA revenues and expenses rather than having AOTC expenses mixed in. Next year's utilities and rent are higher than last year and repair and maintenance on buildings is significant. Benefits and wages have been kept flat. Scott Holzschuh made a motion to approve the 2011 proposed DDA budget with the Art on the Corner detail; Scott Aker seconded; the 2011 DDA budget was approved.

OTHER – City Council has a workshop on September 13 to review and discuss the final Uplift Phase II plans. Bonnie invited the DDA Board to the workshop. Heidi will send a reminder to the board.

ADJOURN – Bill made a motion to adjourn; Bonnie seconded; the board adjourned at 9:05 a.m.

APPROVED _____

DATE _____

SENT TO CITY CLERK _____

DATE _____