

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, September 9, 2010

248 S. Fourth Street, Grand Junction, CO

7:30 a.m.

PRESENT: Harry Griff, Scott Holzschuh, Bill Keith, Steve Thoms, PJ McGovern, Kevin Reimer, Scott Aker

ABSENT: Bonnie Beckstein, Peggy Page

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: Rich Englehart

CALL TO ORDER: Scott called the meeting to order at 7:35 a.m.

APPROVAL OF MINUTES: Harry wanted to clarify that the capital projects discussed were in a line item for the CIP budget; Heidi confirmed that they were and will send a copy of the final CIP to the Board. With that clarification, Harry made a motion to approve the minutes of the August 26 meeting; Scott Aker seconded; minutes were approved.

LETTER OF AGREEMENT WITH WESTERN HOSPITALITY FOR PARKING – Heidi worked on a revised agreement with John Shaver based on previous discussions. Harry wanted to confirm that the correct entities are signing the agreement; i.e., Western Hospitality is the entity that owns the land, and the other entity is the lessee. Harry would like to add a line for the signature of the leasing entity. Harry also asked why the agreement would terminate if the DDA builds another parking garage, and the Board discussed future potential locations that would benefit downtown. Kevin left the room during the discussion of land and parking issues and recused himself from the vote. Steve made a motion to accept the revised letter of agreement with a line added for a lessee signature and to change the restriction from four blocks to two blocks in regard to the location of a new parking garage; Bill seconded; motion carried.

EXECUTIVE DIRECTOR REPORT – The start date for the breezeway project has been moved out until October 4 but it will be done by November 18. Heidi is still working on negotiations regarding a public restroom in the 600 block.

Heidi is working on the yearly BID report to present to City Council. The DDA bought a table at the GJEP annual dinner. Heidi will send out an email inviting anyone who would like to attend. Harry reminded the board about the upcoming Symphony Gala.

Heidi has been asked about the DDA's position on the November ballot issues and distributed information to the Board about the proposals. It was asked if the board should issue a resolution against the amendments. It was decided to wait to see what City Council does. In the meantime, the Board agreed to share information with people in the community.

The energy efficiency project with CISCO that Bernie Buescher's office helped coordinate is nearly completion. The pilot project includes five properties located Downtown. The properties are Main Street Suites, Ratekin Towers, the Colorado State building, the Dalby Wendland building, and Alpine Bank. It was generally agreed that this will be a boon for Downtown.

Heidi was invited to speak with the Horizon BID Board. They are very interested in our operations and would like to partner with the DDA on wayfinding. There was also discussion of a trolley from Horizon Drive to Downtown.

The next Downtowner meeting is set for 6:00 p.m. on September 14 at Brown Cycles.

The next Legends installation will be on October 15, 5:30pm, at Seventh and Main. The sculpture is of Sister Mary Balbina, and the Board is invited to attend.

Destination University is a consulting firm for small businesses to help them make their store front a “destination” and assist with marketing. The Partnership is now a member and has access to webinars and webcasts. Staff is buying a projector and planning to conduct a series of “lunch and learn” workshops for merchants.

Heidi has been appointed to the Downtown Colorado Inc. board. The DCI annual conference is in Glenwood Springs this year. Scott Aker and Kevin Reimer will attend. Heidi will be presenting on the Catalyst Project.

Harry has put together a draft letter of agreement for the Symphony regarding the Avalon based on the budget discussions at the last DDA meeting. The two organizations will come back with a joint proposal for the City to consider.

CAPITAL PROJECTS – Earlier in the year, the DDA board held a workshop to discuss future capital projects. There is still \$1.8 million open for further discussion. The projects that have been proposed are the train depot; downtown housing; Las Colonias park; the public safety building; and the library catalyst project. Kevin suggested adding Two Rivers Convention Center (TRCC) to the list since the ability to host functions there has greatly benefitted downtown. The board prioritized various projects by placing colored stickers on a list of possible projects. The consensus was that the housing/catalyst project is the most important; followed by Las Colonias, and TRCC.

Rich said the City Council meeting has been moved to the hearing room since there are merchants who have expressed interest in attending. The plan is for the design to be reviewed, and then the project will be put out to bid.

ADJOURN – Kevin motioned to adjourn at 9:29am; Scott A seconded; motion passed.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

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