

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, October 14, 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

ABSENT: Kevin Reimer, Scott Aker

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: John Shaver, Rich Englehart, Barb Roberts, Heather Heinbaugh

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

PUBLIC COMMENT: Heather Heinbaugh and Barb Roberts, co-owners of 560 Salon, are here today to express their frustration with their long-term lease negotiations. Heather signed a lease with Deb Bailey prior to the DDA's purchase of the property that had an alleged option to extend the agreement for five years (until 2013). They would like to re-negotiate the lease and have not received any communication from the DDA office. They were told that the prior lease was void, but they have not seen or signed a new lease. They would like clarity of the terms of their lease. They want to come to an agreement that is fair, and will hire an attorney if necessary.

Harry asked if they would rather relocate or stay there. Heather stated that they love the location, the parking lot and being downtown. The amount of the rent is acceptable, but not the length of the lease.

The board thanked them for their comments and will discuss the matter in executive session.

APPROVAL OF MINUTES: Harry made a motion to approve the minutes of the September 9 meeting; Bonnie seconded; minutes were approved.

Harry made a motion to approve the minutes of the September 23 meeting; Bonnie seconded; minutes were approved.

TIF EXTENSION COMMITTEE: PJ does not feel that he can fulfill the duties of the committee and has asked for Scott Holzschuh to replace him. Bonnie made a motion to appoint Scott Holzschuh to the TIF Extension Committee to replace PJ McGovern; Steve seconded; motion carried.

WESTERN HOSPITALITY AGREEMENT: The agreement is ready with final details, but John is waiting to define the holding company's name. He made the other changes and was hoping to have an agreement for the board today, but it needs to be made between the holding company and the lessee. Harry asked John to email the final agreement to the board. With that request, Harry made a motion to authorize the executive director to finalize the memo of understanding between the DDA and Western Hospitality after the board has had an opportunity to see the final changes; Scott H. seconded; motion passed.

BALLOT ISSUES RESOLUTION: Heidi discussed the ballot issues at the last meeting and the board decided to draft a resolution opposing them. John wrote the resolution and the DDA needs a motion to approve the resolution. Steve made a motion to approve the resolution opposing ballot issues 60, 61 and 101; Harry seconded; Bonnie opposed; motion passed

EXECUTIVE DIRECTOR REPORT; The breezeways are now under construction. John and Heidi are working on an easement with Shari Raso to install the technology "head end" unit for the wi-fi and sound

system on one of her buildings. Scott asked how long the lease would last. John clarified that the agreement is a license rather than a lease.

The Parks Department is working on the design for a trellis in the breezeway in the 400 block.

Heidi has spoken at two conferences this month with a team from the City and PUMA consultants. The presentations of the catalyst project process at Steamboat Springs and Glenwood Springs were very well received. The conference in Glenwood Springs also addressed the Comprehensive Master Plan for Downtown. Harry mentioned the article in the Sunset magazine about downtown Grand Junction.

Grand Junction has been awarded the 2013 DCI Annual Conference. This will be a great opportunity to show off Colorado Avenue, 7th Street and Main Street.

Felicia is working on the "About Us" page of the website. Heidi would like to take a group photo at the DDA's next meeting.

Scott mentioned the Breakfast Basics presentation yesterday morning. There were a few new faces in the crowd. Heidi showed a couple of webinars and the group was out by 10:00 for merchants to open their businesses. Heidi has gotten positive feedback and expects the program to grow.

Harry asked about using Yelp on the website. Steve discussed how he uses it for his restaurant. Heidi replied that it might be a feature that could be added to the business information section and will ask Felicia to find out more.

EXECUTIVE SESSION-REAL ESTATE: Bonnie made a motion to adjourn into executive session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest and for a conference with legal counsel for the purpose of receiving legal advice on specific legal questions and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(a) (b) AND (e); Bill seconded; the board adjourned into executive session at 8:13 a.m.

ADJOURN: The board adjourned at 8:59 a.m. and did not return to regular session.

APPROVED_____

DATE_____

SENT TO CITY CLERK_____

DATE_____