

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, October 28, 2010
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

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

ABSENT: Bonnie Beckstein

STAFF: Heidi Hoffman Ham, Diane Keliher

GUESTS: John Shaver, Rich Englehart, Trent Prall

CALL TO ORDER: Peggy called the meeting to order at 7:45 a.m.

APPROVAL OF MINUTES: Scott H. would like to add the word “alleged” to the comments made about a five year option clause in the 560 Salon lease since that is a disputed point. With that change, Scott H. made a motion to approve the minutes of the October 14 meeting; Bonnie seconded; motion carried.

AOTC PURCHASES: The Art on the Corner committee helps with the installation of sculptures, solicits art, juries the art, chooses the Lou Willie award and recommends permanent sculptures. There is a new award this year sponsored by Dave Davis, the Founder’s Prize. This process usually happens in May, but the committee had to do it now before the removal of the temporary sculptures for the Uplift II project. The committee would like to buy four pieces: *Green Snap Dragon* (People’s Choice); *Head in Progress* (Best in Show); *Gathering Soul* (2nd place); and *Happiness on Top* (3rd place). The total amount of purchase (after discount) is \$28,500, which is within budget. There was discussion of expanding the collection to the side streets. Scott H. would like to see a master plan for Art on the Corner at some point.

Heidi stated that Grand Junction has been known for this program and would like to stay ahead of other communities. The new AOTC website page will take the program to another level. PJ stated that he feels we have been missing an opportunity to sell some of the pieces to financial institutions or businesses as a tax shelter. Scott H. would like to see something on the website about purchasing sculptures. Harry asked about the makeup of the committee. Harry made a motion to purchase the four sculptures that the AOTC Committee recommends; Scott A. seconded; motion carried.

UPLIFT II BIDS: City staff was thrilled with the bids which came in lower than the engineer’s estimate. Trent handed out a summary of the anticipated Phase II expenses including the breezeways and interactive fountains. Sorter Construction came in with the lowest bid at 2.8 million. There was a good range of bids from FCI, United Construction, Concrete Express, and MA Construction. The City will pay for a portion (\$21,000) of the sewer line by the Avalon. The City will also contribute \$237,000 for water line replacements. There is the added expense of closing the temporary First Street access after the project is complete.

There was discussion of bids, contractors and expectations. Harry stated that this bid is about half of what was originally planned in the budget. Scott H. made a motion to accept and recommend for City Council's approval the bids presented by Trent and award the bid to Sorter; Harry seconded; motion passed.

OTHER: Rich Englehart added that there is a City Council workshop with the Economic Development Committee on the TIF extension and the reauthorization of the DDA on November 15 at 11:30 a.m.

Heidi announced that the board needs to sign the yearly resolution to exempt from audit the Downtown Housing Fund, which is held with Grand Junction Housing Authority. PJ made the motion to approve the exemption with a comment that the Housing Authority recently purchased a large parcel of property for their offices; Scott H. seconded; motion passed.

Bill Keith recused himself from executive session.

EXECUTIVE SESSION: Harry made a motion to adjourn into executive session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402 (4)(a); Kevin seconded; the DDA board adjourned into executive session at 8:55 a.m.

The board adjourned from executive session at 8:58am. PJ made a motion to temporarily reduce the rent at 421 Colorado from \$9/SF to \$7.84/SF, as requested, until the board can make a final decision based on recommendations from the Real Estate Committee. Steve seconded; motion passed unanimously.

ADJOURN: Kevin made a motion to adjourn at 8:59am; Scott A. seconded; motion passed.