

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, December 9, 2010  
248 S. 4<sup>th</sup> Street, Grand Junction, CO  
7:30 a.m.

PRESENT: Peggy Page, Bonnie Beckstein, Scott Holzschuh, Bill Keith, Steve Thoms, Kevin Reimer, Scott Aker

ABSENT: PJ McGovern, Harry Griff

STAFF: Heidi Hoffman Ham, Diane Keliher

GUESTS: John Shaver, Rich Englehart

CALL TO ORDER: Peggy called the meeting to order at 7:31 a.m.

APPROVAL OF MINUTES: Steve made a motion to approve the minutes of the November 11<sup>th</sup> meeting; Bonnie seconded; minutes were approved.

EXECUTIVE DIRECTOR'S REPORT: Heidi is working with an MBA student at Mesa State College who is conducting a survey about how businesses are using social networking. This project has also helped with collecting a database of emergency contacts for the second phase of the Uplift.

Breakfast Basics is canceled for January. Heidi may add guest speakers to future sessions.

Heidi met with the Riverfront Partnership which involves many recreational entities. The southern part of the DDA district is included in their area of interest.

The National Week of Cities is taking place in Denver. Our office sent information regarding downtown events and Art on the Corner program. There was discussion of partnerships between cities and the private sector.

The bid for Phase 2 of the Uplift project was awarded to Sorter Construction on November 29. Kathy and Heidi have attended several pre-construction meetings. Merchant meetings with the contractor will be next Monday. There will be block captains to help with communication during construction. Sorter Construction will be staging demolition so the 600 block may not be impacted until March. There will be weekly meetings with City, DDA staff and Sorter. The design and communication teams are the same as in the first phase. Kathy is working with media outlets and has sent out a construction parking map for merchants and kiosks. The Parks Department will take out trees after Christmas and Partnership staff will distribute parking tokens beginning January 3.

The 500 and 600 block breezeways are finished. There was an over run in the budget as a result of upgrading the electrical systems. The construction team made some changes that were very helpful.

Heidi, Scott A., and Scott H. attended a meeting with the City Council Economic Committee regarding the TIF extension. The City was very supportive and recommended keeping their 100 percent contribution. The City wants to keep downtown alive and vital. The TIF Committee will meet to decide how and when to best approach the other entities. The ballot question will be drafted for approval in January. Scott Aker would be interested in being involved in the TIF committee. Rich suggested including Jay and Jodi in the committee, as well.

There was a meeting with the City, the Symphony & the DDA regarding next steps for the Avalon project. Bill asked about the fundraising plan. There was discussion of input, timing issues and deadlines. Heidi

stated that pledges would need to be received by the end of 2012 but the Symphony would have a total of five years to collect the money based on the commitment letter sent earlier from the DDA.

The DTA board has some policy recommendations for special events and outdoor dining. These will be considered by the BID board in 2011.

The façade committee needs to meet to review applications and consider recommending changes to the program.

The Catalyst group (City, Library, County, Housing Authority) will meet in early 2011.

Scott commented that sponsorships will likely be tight in the coming year and that staff should continue to support and recruit new sponsors for headline events like the Art & Jazz Festival.

SEVENTH STREET PARKING: Reverse angle parking has been around now for three years. Another citizen sent a letter to City Council asking them to reconsider it, and a 7<sup>th</sup> Street merchant has contacted Heidi about his concerns. There is a perception of it being difficult and dangerous and isolated to a small area of downtown. The decision to change the parking would come from City Council; Steve mentioned that the last decision was made by the city manager during discussions about Colorado Avenue. Rich would like the group to approach City Council with their concerns. There was discussion of City Council's role in the decision. Steve would like to see consistency in downtown parking. Rich repeated that the group of concerned citizens needs to come to City Council to get a recommendation for staff to work on; Heidi will relay the information to the concerned merchants.

Bonnie made a motion to adjourn into executive session for the purpose of discussing the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. section 24-6-402(4)(a); seconded. The board moved into executive session at 8:30

EXECUTIVE SESSION-REAL ESTATE: Executive session was adjourned at 8:38am. Scott H made a motion to amend the lease contract as discussed; Bonnie seconded; motion was approved unanimously.

ADJOURN The meeting was adjourned at 8:40am.

APPROVED \_\_\_\_\_

DATE \_\_\_\_\_

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

DATE \_\_\_\_\_