

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, February 24, 2011
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, Kevin Reimer, Scott Aker

STAFF: Heidi Hoffman Ham, Diane Keliher

GUESTS: John Shaver, Rich Englehart

CALL TO ORDER: Peggy called the meeting to order at 7:32 a.m.

APPROVAL OF MINUTES: Bonnie made a motion to approve the minutes of the January 27 meeting; Steve seconded; minutes were approved.

FAÇADE PROGRAM CHANGES: Heidi presented an overview of changes that were suggested by the Façade Grant Committee to the program. They would like to set aside a portion of the budget for larger projects. There would be a yearly deadline for application for these larger grants. PJ explained that he feels the program is hitting people who want to do some surface changes. He would like to target a niche (building) that needs a major redo that could make a huge impact on the downtown area. The current grants are not enough to do a major remodel. The committee would like to stimulate a major remodel.

Harry feels there should be some accountability for a major remodel grant (over \$20,000). Such as some relation to how much money the property owner pays into the DDA and/or a payback system. There was discussion of prior grants and criteria. John stated that the DDA could target properties for renovation. He also suggested having a payback plan over 10 years for the sake of longevity and to curtail abuse. Scott A. asked about the mechanism to recapture that money. There could be a lien or memo of understanding on the sale of the building.

The board gave the committee direction to strike the requirement of the “facade to face public area” from the recommended changes to the Façade Grant Program.

Rich added that he would like to see the DDA offer an incentive to locate or re-locate new businesses downtown. PJ suggested using money from the BID marketing funds. Scott added that there are Business Incubator loans that the DDA should explore.

ORDINANCE PROHIBITING PETS AT SPECIAL EVENTS: This action was tabled until next meeting for further research

ADJOURN: Steve 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 and for the purpose of determining positions relative to matters that may be subject to negotiations under C.R.S. section 24-6-402(4)(a) and (e); Bonnie seconded; the board moved into executive session at 8:05 a.m.

EXECUTIVE SESSION-REAL ESTATE & NEGOTIATIONS: Steve made a motion to adjourn from executive session; Harry seconded; the board adjourned from executive session at 8:40 a.m. and returned to regular session.

PJ made a motion to remove Harold Stalf's name and replace it with Heidi Hoffman Ham as the Statement of Authority for the DDA; Bonnie seconded; motion carried.

Harry made a motion to waive two-months (January & February) past due rent for 401 Colorado Avenue to bring the tenant up to compliance in March for the sale of the building; Scott seconded; motion passed.

Heidi announced that the next meeting will be a workshop regarding DDA Capital Projects.

APPROVED _____

DATE _____

SENT TO CITY CLERK _____

DATE _____