

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, November 10, 2011
248 SOUTH 4TH STREET
7:30 A.M.

PRESENT: Peggy Page, Steve Thoms, Harry Griff, PJ McGovern, Kevin Reimer, Jodi Coleman-Niernberg, Bennett Boeschstein, Les Miller

ABSENT: Cynthia Burke

STAFF: Harry Weiss, Diane Keliher, Kathy Dirks

GUESTS: John Shaver, Rich Englehart, Todd Hollenbeck, Kathy Young

CALL TO ORDER: Peggy called the meeting to order at 7:30 a.m.

APPROVAL OF MINUTES: *Harry G. made a motion to approve the minutes of the October 27th meeting; Steve seconded; minutes were approved.*

EXECUTIVE DIRECTOR'S REPORT: Harry is meeting with people and trying to get up to speed as well as planning a DDA retreat.

He met with Eve Tallman and Lois Becker regarding the Catalyst Project. The Library is anxious to move forward with their renovation in April of next year. There is an open house for public comment next Monday and Tuesday from 3-7:00pm.

He also attended a quarterly meeting with the Business Incubator and Enterprise Zone and feels good about what they are doing.

Harry has been attending the Avalon Foundation board meetings and will meet one-on-one with Karen Hildebrandt next week. He is also meeting with Ron Wilson and Debbie Kovalik, regarding the Avalon Theatre's future uses.

The Art on the Corner program needs direction. Harry is concerned about sculpture maintenance and the commitment of DDA funds. He would like to do a comprehensive study of the objectives of AOTC.

Harry would also like to review the newly revised outdoor dining leases. He would like to create a sub-committee to review outdoor dining leases.

The board needs to pass a resolution granting signatory power to Harry.

Harry is looking into moving the office to a safer and more visible location. Ideally, he would like to partner with the Business Incubator and the VCB. It will be a goal for 2012.

The comprehensive plan has been adopted by the City. It is now time for the Downtown Strategic plan to go to City Council as part of the Greater Downtown plan. Harry would like to discuss the plan at the upcoming DDA retreat.

Shari Raso has submitted documentation for a façade grant. Pat and Ruth Gormley also submitted an incomplete application for 560 Main Street hoping to start work on Tuesday. There was discussion of the Shari Raso application.

GJHA AUDIT EXEMPTION: Every year the Grand Junction Housing Authority comes to the DDA board to have a resolution signed for exemption from audit. Steve and Harry W. spoke with Jody Kole and would like to terminate the joint venture and put the funds back in fund 203. Harry G. explained the history of the fund and wondered if there should be a discussion of an audit before dissolution. *Harry G. made a motion to authorize the board to approve the audit exemption and authorize the executive director to begin the conversation to withdraw the money and split it with the GJHA; Steve seconded; motion carried.* Bennett added that he would like to explore a downtown housing initiative.

AVALON UPDATE: Laurie Kadrich has requested a meeting with Harry W. and David Durham (President of the Avalon Foundation). The Foundation has commitments from five people for their steering committee.

Harry G. would like to know about the lease agreement and the deadlines that are governing the campaign. The letter that the DDA sent to the Foundation had deadlines for pledges for the first phase and money in hand for construction. The Foundation is now asking for pledges from the Symphony board, Foundation board, and DDA board as a requirement for a grant application. There was discussion of the DDA's matching pledge and board member pledges. Harry W. also feels the campaign should have deadlines and benchmarks.

GVT: Grand Valley Transit is looking at changing their bus routes for efficiency. They are taking a look at the downtown route. With 10-11,000 people riding every day, GVT has acquired larger buses. These buses no longer fit on Main Street. There are also events on Main Street that interfere with regular routes. After conducting an operations analysis, GVT is considering Colorado and Rood Avenues for its bus stops. It will be an improvement for handicapped riders.

Bennett asked about a trolley on Main Street. PJ asked about college transportation on certain nights. Harry W. asked about a student pass. Harry G. asked about their combined project with Greyhound.

Bennett mentioned that GVT has been very helpful in getting the cross over from the depot. Kevin asked about downtown employer discounts.

OUTDOOR DINING: This item was tabled for the retreat. There was a brief discussion of lease issues. Harry W. would like to create a task force to work with him on various issues. John gave a review of the original outdoor dining lease process and the new requirements. Les and Jodi agreed to be on the task force. Harry G. would also like to look at the smoking ordinance.

OTHER BUSINESS: Peggy stated that the board needs to make a motion to authorize Harry W. to sign any and all contracts regarding leases, permits, etc., subject to ratification. Harry W. will draft something for the board to authorize.

The DDA retreat will be at Steve's house on November 30 at 3:00 pm. There won't be a regular board meeting on the 24th. Harry W., Steve and Peggy will need to post an agenda for the retreat. Please email discussion items to Harry W.

Bennett added that he was called to meet one on one with the Symphony.

ADJOURN: Harry G. made a motion to adjourn; Kevin seconded; the board adjourned at 8:55 am.