

MINUTES

Grand Junction Housing Authority
Board of Commissioners' Meeting
Special Meeting

Friday, January 15, 2010
Housing Authority Offices
7:30 a.m.

1. **Call to Order**

A special January Grand Junction Housing Authority (GJHA) Board Meeting was called to order at 7:43 a.m. by Board Chair Patti Hoff with the following individuals in attendance: Board Members Erin Ginter, Steve Heinemann, Tim Hudner, and Ora Lee; guests Dick Farley, Bruce O'Donnell, and Brad Segal who are the Downtown Catalyst Project consultants; and Staff members Executive Director Jody Kole, Executive Assistant Kristine Franz, Development Director Don Hartman, Operations Director Lori Rosendahl, and Finance Director Cheryl Sweers.

2. & 3. **Introductions of Guests and Presentation from Consultants on the Draft of the Downtown Catalyst Project**

Jody reminded the group that as part of the City of Grand Junction's Master Downtown Plan, a few projects have been potentially targeted as a reinvestment in the downtown area and to further private sector development. One such possible project is the consolidation of the three square blocks on Grand Avenue and 5th Street. This area is currently home to a church, the Mesa County Public Library, Gray Gourmet, the Senior Center, and vacant land.

Known as the Downtown Catalyst Project, a redevelopment plan has been developed to combine mixed use of the library, senior services, senior housing, Gray Gourmet, senior center, commercial retail, and office spaces.

The Downtown Catalyst Project consultants were introduced and each member of the team presented information pertaining to their specific element of involvement in the urban design options. Responding to questions from Erin about the feasibility of this Plan in the near term, given current economic conditions, Brad Segal agreed that this Plan is not likely to be implemented in the next three or maybe five years. It's more likely in a five-ten year time frame. Some phases may be able to move forward independent from the other aspects of the Plan.

Soliciting input from the group prompted discussion covering topics including construction phasing, types of retail and business tenants, pedestrian traffic crossing Grand Avenue, and vehicle parking. When considering the families on the GJHA Housing Choice Voucher Waiting List, Erin asked if these design options would encompass those with the greatest need; i.e., the number of families with children is greater than the number of seniors on GJHA Waiting Lists.

Minutes (contd.)

Page 2

The group selected Option 2A as the preferred Option, and was later informed that general consensus by several community entities who have reviewed this presentation is Option 2A.

The final preferred option and final report will be presented to the Grand Junction City Council in March.

4. & Other Business and Adjourn

5.

With no additional business, the Meeting was adjourned 8:55 a.m. with a motion by Erin, a second by Steve, and a unanimous vote.