

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, FEBRUARY 9, 2012
248 SOUTH 4TH STREET
7:30 A.M.

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

ABSENT: Jodi Coleman-Niernberg, Cynthia Burke

STAFF: Diane Keliher

CALL TO ORDER: Peggy called the meeting to order at 7:32 am

GUESTS: John Shaver, CMU students

APPROVAL OF MINUTES: Harry G. made a motion to approve the minutes of the January 26th meeting; Les seconded; minutes were approved.

GENERAL DISCUSSION: Steve is feeling that too many DDA duties are centered on him and he feels that it is in the best interest of the board that these duties be more spread among the other board members, especially the newer ones. Peggy feels Steve took on duties when we didn't have an executive director and needs to delegate them now.

Les volunteered to take Steve's place on the façade committee. Steve made a motion to rescind his position on the Façade Grant Committee and appoint Les Miller in his place; Harry seconded; motion carried.

Steve would also like to be off the real estate committee and delegate the position to PJ. PJ suggested Kevin Reimer as an alternative.

There was discussion of the best way for the board and staff to communicate. PJ stated that committees should report to the board chair only when needed. Bennett would like to have a joint meeting with City Council. Steve feels that the board chair should meet with the executive director on a regular basis. PJ feels that the board is for policy making and the day to day operations are delegated to the executive director. Harry G. feels that the boards that function best have direct communication with the staff. Peggy will arrange to meet on a weekly basis with the executive committee which is the board chair, vice-chair, and executive director.

Downtown Master Plan: In the course of refining the DTMP, the possibility of making the DDA a plan review body for downtown development projects has been raised. This idea was included in the original 1981 DDA Plan of Development, but never pursued. Harry W. asked that the idea be introduced to the board for general discussion, but is not making a specific recommendation regarding the concept. John Shaver suggested review might be conducted by a DDA committee. Bennett believes that it is appropriate and necessary for the DDA to review plans for zoning and design standards. Harry G. added that this could be a huge staffing issue. There was discussion of development issues that are relevant to the DDA.

Steve wanted to discuss the role of board members speaking about political topics especially when there has not been a recommendation made by the DDA board. Peggy reminded board members to please be careful what you say to the press/media as a DDA board member. John offered to conduct a new board member orientation.

APPOINTMENTS: Harry W., Debbie Kovalik, and Trent Prall have been meeting to put together an RFP to select a design/build team for the Avalon Theatre. Harry W. would like to work with PJ on the RFP and PJ accepted appointment to the committee. This will be intense work from February 28th through April 2nd. Bennett said the scope of the project might change with dollars available from the City. There was discussion of a City match of DDA dollars as well as private fundraising.

From April 2nd through the fall of 2012, we will need a Building Committee member. Harry G. would like to be on the Building Committee. Steve was hesitant to appoint Harry since he will be leaving the board in June. Steve made a motion to table the appointment to the Avalon Building Committee until he has spoken with Harry W.; Kevin seconded; PJ stated that Harry G. has been involved with this project for years and should be on the committee for institutional knowledge; motion passed.

OTHER BUSINESS: Bennett mentioned that the County submitted a GoCo grant for engineering of the balance of the Riverfront trail system. Harry G. asked if it included engineering for Las Colonias. Bennett said that it's on the back burner. Harry G. stated that Las Colonias is the best thing that could happen to the Western Colorado Botanical Gardens and South Downtown development. Harry feels we need to meet with the new County leadership regarding this issue. Bennett said that the Greater Downtown plan includes a Riverfront plan and a housing component.

ADJOURN: Les made a motion to adjourn; Steve seconded; the board adjourned at 8:48 am.