

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, MAY 24, 2012  
248 SOUTH 4<sup>TH</sup> STREET  
7:30 A.M.

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

ABSENT: Bennett Boechenstein, Kevin Reimer

STAFF: Harry Weiss, Diane Keliher

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

APPROVAL OF MINUTES: Griff made a motion to approve the minutes of the May 10<sup>th</sup> meeting; Les seconded; minutes were approved.

REQUEST TO TRANSFER OWNERSHIP OF 911 MEMORIAL: The 911 memorial sculpture "Remember", by Pat Olson, includes a fragment from the World Trade Center. Lorie Gregor, Commission on Arts & Culture, has requested the transfer of ownership of the work from the DDA to the City of Grand Junction with the intention of relocating the sculpture to the new public safety campus. The City wants to further explore the possibility of commissioning an additional work that might incorporate the fragment, provided the artist's consent is granted. The sculpture was funded by a community fundraiser held by Cumulus Broadcasting, with matching funds from DDA. DDA and Cumulus executed an agreement granting ownership of the work to DDA and giving DDA the right to relocate or sell the work, along with additional discretion and rights. Any transfer between the DDA and the City would include the assignment of all contractual rights in the DDA-Cumulus agreement. The cost of relocating "Remember" will be borne by the City. Griff made a motion to approve the transfer of ownership of the "Remember" sculpture to the City of Grand Junction for the public safety building along with all contractual rights and the responsibility for maintenance and insurance; Les seconded; motion carried.

AUTHORIZATION TO PURCHASE "STUMPED": Weiss needs a motion to purchase the 2011 People's Choice sculpture for the Art on the Corner permanent collection. The amount is \$7,500 which exceeds his authorization. The budget for sculpture purchases is \$ 40,000, but this is the only piece the AOTC committee agreed to buy this year. Weiss met with the AOTC committee and discussed the need for an endowment fund for the program. Griff made a motion to purchase the 2011 People's Choice sculpture, "Stumped", as part of the permanent AOTC collection; Les seconded; motion passed.

#### LEGENDS PROGRAM INQUIRY

Peggy met with Legends Committee members Jacquie Chappell-Reid and Tillie Bishop. The group would like to commission a sculpture of Chet Enstrom. Les asked how Legends is funded. Weiss explained that it is funded primarily through private donations, and that the DDA has participated with capital grants and serves as the program's fiscal agent. The board affirmed its support of the Legends program pursuant to the Legends Committee's ongoing determination that new projects meet the program's established criteria of historical relevance. The Board further affirmed its continued willingness to serve as the fiscal agent for the program. However, the Board specified that DDA capital funding for future projects will be considered on a case by case basis, and that facing a reduction of DDA's guaranteed TIF revenues, future capital grants for Legends projects should not be assumed.

**AUTHORIZATION OF DUE DILIGENCE EXPENSES:** As the DDA takes on the White Hall and AOG properties, due diligence expenses may tally over \$5,000. The Assembly of God building in particular has potential environmental issues that may necessitate a Phase II Environmental Assessment due to the historical presence of a gas station across the street. We also anticipate the need for a building code studies to ascertain potential adaptive rehabilitation potential at both locations.

Weiss would like the board to authorize \$5,000 for Assembly of God due diligence phase I, and \$10,000 for a White Hall assessment. PJ made the motion to authorize \$5,000 for the Assembly of God due diligence; Griff seconded; motion carried. PJ made a motion to authorize \$10,000 for the White Hall structural assessment; Griff seconded; Steve opposed; motion passed.

Steve asked about the oil sludge pits found in the garage bays in the Schiesswohl building. Paul Brown contacted the DDA regarding removal of the residual oil material, and asserted that the tanks should have been disclosed in the sale of the property. DDA was unaware they existed. It was the intent of the contract to have no environmental liabilities and to be sold "as is". PJ feels we need to share the expense if any.

**AVALON THEATRE PROJECT UPDATE:** The committee has asked the architect to design a \$4 million phase I project to include seats, floor, sprinklers, lobby, and concessions. Phase II would include the multi-purpose room and roof terrace. It is more economical to plan for the whole project rather than have to add elements later. There is a window from January to March 2013 when the Avalon is dark when interior uplifts to the auditorium space could be undertaken. The City and DDA would like the Avalon Foundation board to concentrate fundraising through the end of the year at which time a firm budget can be established for the construction package that would be issued for bid in April 2013.

There was discussion of site lines of floor and stage as well as mechanical and electrical issues. Steve does not like the idea of phasing of the capital campaigns. Rich added that we all need to be on the same page when we approach City Council. The City needs to direct this project.

**DISCUSSION OF TOPICS FOR JOINT MEETING WITH CITY COUNCIL:**

1. \$ 1 million commitment from the City to the Avalon Restoration Project
2. White Hall demolition expenses
3. Assembly Of God acquisition bridge loan - \$1 million
4. Pursue I-70 B relocation for community development
5. Las Colonias catalyst project – South Downtown
6. Main Street for public assembly

**ADJOURN:** Les made a motion to adjourn; Jodi seconded; the board adjourned at 9:07 a.m.