

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, DECEMBER 13, 2012
248 SOUTH 4TH STREET
7:30 A.M.

PRESENT: Peggy Page, Kevin Reimer, Jodi Coleman-Niernberg, Bennett Boeschstein, Les Miller, Stephan Schweissing, Jason Farrington

ABSENT: PJ McGovern

STAFF: Harry Weiss, Diane Keliher, Kathy Dirks

GUESTS: Rich Englehart

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

APPROVAL OF MINUTES: Les made a motion to approve the minutes of the November 29th meeting; Jason seconded; minutes were approved.

GREATER DOWNTOWN PLAN: There will be a GDP open house on January 10th from 5:30-7:30 p.m. in the East Wing of the Whitman Building. Jodi mentioned that the Operation Foresight film of the history of the Street would be a good introduction to the Plan. Stephan feels we should focus in on new zoning codes and regulations as they relate to the Plan. Bennett would like to showcase the Avalon renovation, the Mesa Co. Library expansion, Edgewater Brewery, Las Colonias Park, 7th Street, Colorado Avenue, and Main Street updates, and Two Rivers Convention Center. Stephan would like to address parking misconceptions head on. Kevin cited the Chamber's study regarding sales tax revenue and density (mall compared to downtown). Harry plans to do a direct mailing to all DDA electors about looking forward with vision; "Building on 50 years of Foresight".

Kathy will be leaving at the end of the month. Nobody appreciates Kathy more than Harry for her help in orienting him to the community. Kathy thanked the board and all of the Downtown community for its support. She will be checking out the first week of January. Monday will be her last broadcast email. She added that it's been fun and inspiring!

UPDATES: Harry informed the Board that the DDA had been named along with the City and Mays Construction in a lawsuit brought by Helmut Hunger concerning alleged damages to his property and person arising out of the Colorado Avenue improvements. Defense against the suit is being provided by the project insurer with the City Attorney's office consulting. Harry also updated the Board on GVRTC's discussion of the possible co-location of Greyhound with the GVT transit hub on South Avenue. GVRTC has reservations about the operations and management burdens that come with the proposal, and the fact a recent business analysis by Chris Reddin projected a fairly modest net revenue gain for GVT. The Board directed Harry to write a strong letter of support for the proposal and to present DDA's position to both GVRTC and GJ City Council.

OTHER: Stephan Schweissing shared that his brother-in-law purchased 503 Colorado Avenue, formerly Certified Electric Supply. Harry will be a resource for the new owner in exploring redevelopment strategies.

The Avalon Theatre Foundation will make a presentation to City Council in early January regarding the fundraising effort and its impact on the scope of building improvements that will be considered for inclusion in the construction package being issued for bids in February.

The City has accepted ANB Bank's offer to purchase the DDA bonds. We will close on December 17. Susan Sturm helped craft the offer which has a low initial interest rate that escalates over the term of the bond, resulting in an average interest rate of 4.47%.

The last DDA meeting of 2012 scheduled for December 27th is canceled.

Bennett asked about the status of White Hall. Harry explained that there has been some miscommunication about the demolition permit application information submitted by the contractor to CDPHE, which is being resolved. The brownfields cleanup grant has been approved. As soon as a permit is issued, the contractor expects to mobilize and complete the work in about 3 working weeks.

Bennett asked about the boarded-up Value Lodge north of City Market. It recently underwent a comprehensive asbestos abatement. It is unclear who has operated the motel - the parent corporation or a franchisee. Harry has had no response to his inquiries from the property owner. Bennett speculated that it might be converted to housing, perhaps for the homeless population.

Bennett would like to see some consideration of a uniform branding for street signs that would help define the downtown area – perhaps utilizing the Operation Foresight or All-American City logo. Kevin asked about the status of the wayfinding improvements for the 24 Road corridor. Harry said it is unclear what schedule of capital funding was originally envisioned for implementation. Jason added that the intersection of 12th and Main could use signage to Downtown.

Jodi attended the Historic Preservation Board meeting and they are in support of the realignment of I-70B and a crosswalk by the Grand Junction Depot.

Bennett mentioned a symposium about making communities more pedestrian/bike friendly coming to Grand Junction on March 8th. He also added that the State Historic Preservation Conference is in Denver on February 5th, 6th & 7th.

Kevin brought up the Epic ride next Labor Day weekend. There was discussion of the economic impact of the ride. Harry added that it has lots of support from the VCB, the City, and the BLM.

ADJOURN: Stephan made a motion to adjourn; Les seconded; the board adjourned at 8:50 am.