

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP AGENDA**

**MONDAY, NOVEMBER 19, 2001, 7:00 P.M.  
CITY HALL AUDITORIUM, 250 N. 5<sup>TH</sup> STREET**

**MAYOR'S INTRODUCTION AND WELCOME**

**7:00 COUNCILMEMBER REPORTS**

**7:10 CITY MANAGER'S REPORT**

**7:15 REVIEW WEDNESDAY COUNCIL AGENDA**

**7:25 REVIEW OF FUTURE WORKSHOP AGENDAS**

**Attach W-1**

**PRESENTATIONS**

**7:30 DOWNTOWN DEVELOPMENT AUTHORITY BUDGET:** Members of the DDA Board will present and discuss their proposed budget.

**Attach W-2**

**8:55 ADJOURN**

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# ***FUTURE CC WORKSHOP AGENDAS***

## **DECEMBER 3, MONDAY 7:00 PM:**

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 EVENTS CENTER: presented by Chamber of Commerce Regional Hub Committee
- 7:50 MESA COUNTY TOBACCO EDUCATION COUNCIL: will update Council regarding their education efforts and the youth tobacco ordinance
- 8:10 GJ COMMISSION ON ARTS & CULTURE: will present the updated and revised Grand Junction Strategic Cultural Plan

## **DECEMBER 17, MONDAY 7:00 PM:**

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 URBAN TRAILS COMMITTEE: will update Council on their work and trails issues
- 8:00 STORM WATER UTILITY: Public Works staff will present a work plan outlining steps to deal with this issue.

## **DECEMBER 31, MONDAY 7:00 PM: *CANCELED***

## **JANUARY 14, MONDAY 7:00 PM:**

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 OPEN

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## **FUTURE WORKSHOP ITEMS**

### **First Priority**

1. CABLE TELEVISION FRANCHISE

### **Second Priority**

2. SOLID WASTE COLLECTION IN NEWLY ANNEXED AREAS
3. BOTANICAL SOCIETY MASTER PLAN
4. DARE & SCHOOL RESOURCE PROGRAMS
5. HAZARDOUS DEVICE TEAM
6. FORESTRY OPERATIONS
7. PARKS/SCHOOLS COOPERATIVE AGREEMENTS
8. ELECTRONIC RECORDS MANAGEMENT SYSTEM:
9. LIQUOR LICENSING PROCEDURES
10. CRIME LAB
11. HAZMAT
12. GOLF OPERATIONS
13. CODE ENFORCEMENT OPERATIONS

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MEMO

TO: Grand Junction City Council

FROM: Downtown Development Authority Board of Directors

DATE: November 16, 2001

SUBJECT: DDA Request For Financial Assistance

Based upon our discussions at the joint meeting on September 11, 2001, the Council is aware of some of the financial issues the DDA Board of Directors has been struggling with over the past many months. The issue discussed at that meeting was the depletion of the 1999 Bond Revenues, due, in part, to the significant capital investment in Two Rivers Convention Center. If you will recall, the Council agreed to a loan to the DDA that would cover funding for projects until we bond again, sometime in 2003. Without this loan, the DDA would have been temporarily incapable of fulfilling its mission. We are extremely grateful for the support you demonstrated by this decision.

The purpose of this memo is to further explain the remaining financial issues confronting the DDA Board of Directors and to request financial assistance from the City, until such time as those issues are resolved. Though we are presenting our Budget to the City on November 19, 2001, please understand that we do not view these as final and that we continue to work on a plan that we feel is acceptable. Hopefully, the following will offer sufficient understanding of our dilemma.

The DDA has three funding sources:

- 103 Account – General Operating Account, funded from the 5 property mils plus interest from the TIF Revenue Account.
- 203 Account - TIF Capital Project Account, funded from bond proceeds
- 109 Account - TIF Revenue Account, funded from portions of property tax revenue within the TIF (DDA) District. These funds are pledged for payment of the bonds.

The issues:

- #1 – The current Operating Revenue of the DDA from the 5 mils and the TIF Revenue interest is approximately \$200,000 annually. The Operating Expense has grown to nearly \$400,000 annually.
- #2 - Some of the Operating Expense can be funded through bond proceeds, but there is significant disagreement as to these limits. The disagreement is primarily concerning which *type* of operations can be funded through bond proceeds. The DDA operations has expanded to include management of downtown promotions, the Avalon Theater, Art on the Corner, etc., as well as management of capital projects in the downtown. Opinions by various experts have been registered as to which, if any, of these operations can be supported by the bond proceeds. Since these opinions have not been aligned, disagreement remains.

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Our Request:

- #1 – The DDA and City should, together, seek an independent legal opinion to determine a mutually acceptable resolution to the disagreement outlined in Issue #2 above. The DDA Board of Directors believes that this is imperative so that we have clear direction in establishing a balanced budget.
- #2 - That the City will provide the necessary operating assistance to the DDA until such time as we have accomplished #1. We anticipate this to be approximately one year and that the amount needed is approximately \$200,000.

Finally, though we recognize this to be a significant request, we also want to assure the City Council that we are proceeding with diligence on behalf of those that we represent. As you are aware, we are evaluating not only our financial operations but our overall operational structure and intend to bring forward a Memorandum of Understanding that will clearly delineate our mutual responsibilities (City vis-a-vis DDA) as they relate to the continued success of Grand Junction's Downtown. We are most grateful for the support you have shown for the Downtown over the past many years and we ask that you continue this by accepting our request.

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