

**MINUTES**  
**Downtown Development Authority**  
**Board Meeting**  
**Friday, June 1, 2001**  
**Reed Building, 350 Main Street**

**PRESENT:**

Bruce Bengé, Bruce Hill, Becky Brehmer, Chris Launer, Janet Terry, Teresa Kareus, P.J. McGovern, Kathleen Killian, Pat Gormley, Barbara Creasman and Tressa Fisher

**ABSENT:**

Doug Simons

**CALL TO ORDER:**

The meeting was called to order by Bruce Bengé at 7:30 a.m.

**APPROVAL OF MINUTES:**

The minutes for April 13, 2001 were approved on a motion by Chris Launer and a second by Becky Brehmer. Motion carried.

**FINANCIAL REPORT:**

Barbara Creasman distributed copies of the 5/01/01 budget report. The City is currently in process of changing the format of the crystal-reports, so we still are not able to send them via email. Barbara hopes to have a copy of the approved budget available for review at the July board meeting. Chris Launer noted that the Operations budget appears to be "within budget" at this time.

**TIF / BOND OPTIONS:**

Bruce Bengé, Bruce Hill, Chris Launer and Barbara Creasman met with Kelly Arnold and Ron Lappi on May 14, 2001 to discuss the DDA's funding/bond options. Ron Lappi feels a bond should not be issued at this time in order to allow for a much larger bond in 2003. Ron and Kelly suggested that the City loan the funds, needed by the DDA for 2001 and 2002, until the 2003 bond can be issued. Barbara Creasman was asked to identify the preliminary project list and cost estimates needed during this time. TIF projects previously discussed are listed below with those priorities occurring in the next two years with asterisk.

*Power Upgrade	\$10,000	\$15,000
*Doo Zoo	\$15,000	\$15,000
Parking Structure Development	\$500,000	\$500,000
Hilton Hotel	\$250,000	\$250,000
*Reed Fayade / Renovations	\$200,000	\$350,000
*Corridor hnprovements / Colorado Avenue Design	\$5,000	\$155,000
*Avalon Courtyard / Renovations	\$30,000	\$80,000
Steamplant	\$25,000	\$25,000
*TIF Extension Planning	\$50,000	\$75,000
*Administrative Costs	\$300,000	\$500,000
	<b>\$1,385,000</b>	<b>\$1,965,000</b>

The total of the asterisked \*projects is \$510,000, using the smaller costs listed in the first column and cutting back Administrative Costs to \$200,000 (\$100,000/year for two years), assuming Parking and Hotel Funds are not needed until 2003. In addition there are always projects that come up and on going costs associated with current TIF projects – Avalon, Reed, Art on the Corner.

Barbara stated that due to these on-going expenses, she would be much more comfortable with \$600,000 and asked the board if they agreed she could get back to Kelly with the project list and overall dollar amount of \$600,000. Board agreed. However, it was recommended that we include the caveat that the \$600,000 does not include any potential redevelopment projects that might come up.

Bruce Hill wanted to discuss the May 15, 2001 memo from Ron Lappi regarding questionable Capital Fund charges. Barbara reported that she and Tressa Fisher will research the charges and will bring copies of the memo and the research to the June 15, 2001 workshop.

#### **ANNUAL MEETING WITH CITY COUNCIL:**

Barbara recently received a letter from Sue Mueller informing her that the new City Council is "on board" and ready to meet with the DDA board. Barbara suggested that the meeting be before mid-October due to Kelly Arnold requesting the DDA to present their budget at the October 15, 2001 City Council meeting. Barbara will send some tentative dates out to everyone for review ASAP.

#### **COLORADO AVENUE:**

Barbara requested permission to move forward with obtaining the Colorado Avenue concept design, similar to the one that was completed several years ago for 7<sup>th</sup> Street. A motion to proceed with obtaining a concept design that includes the parking structure, once the DDA funding is in place, was made by P.J. McGovern with a second by Chris Launer. Motion carried.

#### **POWER UPGRADE:**

While working on the project, EC Electric found some problems with broken conduits. Because of the short time frame they "worked around it" to make sure the holiday lights were working. A few weeks ago they came back with an estimate of an additional \$10,000 to fix the problem. Barbara asked City Public Works and Parks to see if they had any budget to help with this. City Public Works can not contribute. Parks will contribute about a \$1,000 to finalize 3<sup>rd</sup> Street. Although there have been some unforeseen expenses, the entire project will still close out within the budgeted cost. Additional work needed will be addressed by Parks in the next budget.

#### **MESA THEATRE:**

Doug Simons offered at the last board meeting, to talk to David Prather. Barbara reported that Doug did meet with David and now feels that David is doing everything he can to control the crowds. Barbara also talked to David about possible "rent-a-cops" for the big events. David said he had considered this option, however, the Grand Junction Police Department discouraged it.

**HOTEL UPDATE:**

The new hotel is now scheduled to begin construction in 2002 with an opening in 2003. A motion, based on the new timetable, to reconfirm the original commitment of \$250,000 for this project was made by Bruce Hill with a second by Teresa Kareus. Motion carried. Chris Launer abstained from the motion "on record" due to his banking relationship with the Reimers.

Barbara passed around the Daily Sentinel cover sheet, which is added to all newspapers delivered to the guests of Hawthorn Suites. The Reimers are currently selling marketing slots on the bottom section of the cover sheet. If you are interested, please contact them directly.

**BOARD MEETING TIME CHANGE:**

A motion to change the DDA board meetings to Thursdays, beginning in July, was made by P.J. McGovern with a second by Becky Brehmer. Motion carried.

**ADJOURN:**

The meeting was adjourned at 8:50 a.m.