

**Downtown Development Authority
Board Meeting
Thursday, September 18, 2003
Whitman School, 248 South 4th Street**

PRESENT: PJ McGovern, Becky Brehmer, Harry Griff, Karen Vogel, Scott Howard, Bruce Bengé, Harry Butler, Larry Botkin, John Shaver, Dave Varley, Steve Jennings, Harold Stalf and Sue Schore.

ABSENT: Doug Simons and Pat Gormley

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

APPROVAL OF MINUTES: Harry Griff moved that the minutes from the August 21 and September 4 meetings be approved. Bruce Bengé seconded the motion. Approved as written.

PARKING STRUCTURE: PJ referred to several recent newspaper articles which, in some readers' minds, could be construed that the DDA is on a mission to build a parking structure and has decided to hire a parking consultant after the fact. He indicated that his personal mission since first beginning to serve on the Board is to build a parking structure. He added that there is presently a good opportunity regarding location of a site, but the purpose of a consultant will be to flush out and determine where it should be located and what needs it should meet.

Harry Griff stated the best message of the newspaper came with the editorial supporting the decision to move forward with this and that at this point it should not be a controversial issue. He emphasized that the Board needs to make certain that they do it right.

Harold reported that late yesterday afternoon he spoke with Donald Monahan, who agreed to all of the revisions that PJ, John Shaver and he had recommended. He then briefly summarized the terms of the agreement. Karen Vogel conveyed that there are no federal regulations or issues relating to building next to or close to a federal building. There had been some concern that regulations might have been put in place after 9/11.

According to the written agreement, Harold said the performance study is due to be completed 3-4 weeks after the receipt of the required information by the consultant. In a recent conversation with Ron Lappi, Ron stated that the DDA can issue a \$3 million bond of debt without extending the TIF and recommended that it be issued in 2003. The City has a \$10 million cap on bond debt and that will be almost maxed out due to the construction of the Riverside Parkway.

According to PJ, it's been suggested to issue a RFP for both land and partners for the structure. John said the City did something similar with the VCB on Horizon Drive and it ended in a lease purchase agreement with John Moss. General consensus was to move forward with this.

AOTC KIOSK: Bruce Bengé stated the Art on the Corner committee is considering a design for a kiosk that would hold brochures and donations and which could possibly be located next to

the fountain at 5th & Main. The sketch shown today was designed by Jovan Paprocki, a member of the committee, and will cost approximately \$1400 to construct. Dave Varley said it would be important to get the approval of the City's Parks Department and, although the City's zoning code has exceptions for informational signage, John recommended that the committee should also get approval of the Community Development Department.

STAFF REVIEW: It is time for the performance review for the Executive Director and PJ indicated there were three methods which could be considered: 1) have someone from City's Human Resources Division do the review; 2) have the executive committee do it; or, 3) hold an executive session so that all of the Board members could participate in the review process. Bruce was not in favor of the whole Board undertaking this task and suggested that the Executive Committee take charge. Scott said a representative from the City could work with the Exec. Committee and Harry suggested that the Exec. Committee talk with people that Harold has interacted with in the course of his work. Bruce recommended that the Executive Committee be responsible for the review and that this committee be comprised of the Chair, Vice Chair and Past Chair of the DDA Board. Consensus was for PJ to proceed with this format.

DIRECTOR'S REPORT:

PARK CITY: The dinner for the Park City touring representatives was last night and several of the Board members participated in the small group dining sessions. Harry added that it was a very good activity, brought positive interaction between the two entities, and said that the City and DDA might consider doing the same type of exchange in the future.

PJ said the tour seemed to be well organized and it would be great to do the same thing with a city that is one step ahead of Grand Junction's growth curve.

Harold will give a brief presentation on the downtown in a group meeting this afternoon.

CINEMA AT THE AVALON: Last night City Council approved the agreement between the Cinema at the Avalon and the City Parks and Rec. Department. The Cinema at the Avalon expects to open on November 8, with the hope that it will be actively operating during the holiday season.

CAR SHOW: This event is scheduled for next weekend and opens with a one-night screening of "Vanishing Point" at the Avalon, Thursday, Sept. 25. Revenues from this will go to help cover expenses. Saturday is the big day for the car show, and Steve Jennings said there were no downtown activities scheduled for the participants on Sunday.

SALES TAX REVENUES: The July sales tax reports that overall, tax receipts were down 1.1% from July 2002. The largest increase was in grocery store sales. Harold is very anxious to see the August sales tax reports to determine if the Farmers' Market Festival has had any impact. Bruce and Becky agreed that July had been a difficult month for retailers, possibly due to the heat.

NEW BUSINESS: Harry Griff asked about the new electronic sign at Two Rivers, expressing concern after having read a letter to the editor that the "print is much too small" for motorists to

read. Harold replied that he had emailed information to Mike Brophy to use on the sign and, due to miscommunication, all the copy had been put in place. He stressed the importance of keeping any promotional messages to a minimum of 2-3 lines. PJ said the problem has an easy fix as the size of the font can be changed with each message. Harold still needs to meet with Mike Brophy to determine the process the DDA needs to follow in getting messages posted.

There being no other business, Bruce moved the meeting be adjourned, with second by Larry Botkin. The meeting was adjourned at 8:20 a.m.