

**Downtown Development Authority  
Board Meeting  
Thursday, October 2, 2003  
Whitman School, 248 South 4th Street**

**PRESENT:** PJ McGovern, Becky Brehmer, Harry Griff, Doug Simmons, Scott Howard, Bruce Bengé, Harry Butler, Dave Varley, Karen Hildebrandt, Harold Stalf and Sue Schore.

**ABSENT:** Larry Botkin, Karen Vogel and Pat Gormley

**CALL TO ORDER:** PJ McGovern called the meeting to order at 7:35 a.m.

**APPROVAL OF MINUTES:** Bruce Bengé moved that the minutes from the September 18 meeting be approved. Harry Griff seconded the motion. The minutes were approved as written.

**FINANCIAL REPORT:** PJ reminded that Board that on October 13 the City Council will receive the DDA's 2-year budget request for its consideration. Harold distributed copies of the draft budget and reminded everyone that there was \$1.7 million remaining in the TIF account. He said it would be necessary to defease the bonds. Last year's projection of \$50,000 remaining in the fund was not correct, due to lower interest rates. There is now only about \$30,000, and next year the interest accrued could drop to approximately \$5,000 due to the loss of the \$1.7 million. He added that interest will be earned on the \$3 million debt that the DDA may go into later this year, but that money must be spent on capital construction. After brief discussions, Harry Griff moved to approve the proposed budget. Second by Bruce Bengé. Approved.

203 FUND: Information on the 203 fund must be provided to the City in order to go into bonding this year. Dave Varley explained Ron Lappi's theory of bonding now...it could perhaps result in better rating and lower issuance fees and therefore save money on transaction fees and interest rates. PJ indicated he would like to take the entire list of recommendations to Ron Lappi as a "wish list" of projects the DDA would like to do. Then the Board would be able to trim the list as necessary.

The Board briefly discussed funding the Grand Junction Symphony in order to help it accommodate its move to the Avalon. Karen Hildebrandt stated the big issue now is whether the orchestra members will be willing to play two concerts rather than just one.

Doug Simons stated support in going with the "wish list" and bonding the \$3 million and then working to get the TIF extended. Dave reminded members that they wouldn't have to do exactly what is on the list, but must assure the City that the money will not be used for operations.

Ron Lappi will attend the November 6 Board meeting and the Board must then have a list of projects and general approval for bonding. PJ encouraged members to consider new ideas that they might want on that list.

Harold distributed copies of the accounting for the 203 fund that provided a recap of what money was spent this year and a projection of what will be spent in 2004 and 2005. Doug recommended that Colorado Avenue improvements should be identified for 2005 / 2006, but added that he didn't want to be bound to the recommended list if the Board should want to expand beyond that. Dave responded that the list and proposed budgets could be revised next year. Harry Griff moved to approve the 203-projected budget as written, with the understanding that it could be amended next year. Bruce Bengé seconded the motion. Further discussion ended with the general consensus to add a parking structure on Colorado Avenue in 2005. Harry amended the motion to include that reference. Motion passed.

**PARKING FUND / DDA / DTA PARTNERSHIP:** PJ stated that the Board must approve the commitment and request to transfer funds each year. Bruce Bengé moved to request transfer of an additional \$75,000 out of the parking fund into the Partnership fund. Doug Simons seconded the motion. Passed.

**HOLIDAY PARKING:** PJ asked for the Board's recommendation of what proposal should be presented to City Council. Ron Lappi has expressed concern about the decreasing revenue stream and Kelly Arnold has expressed concern over lack of adequate parking around the Court House and City Hall, due to the fact that many of the metered areas are occupied by employees and other individuals taking advantage of the free parking, rather than those coming to either of those buildings for business.

The DTA Board discussed and recommended not having free parking for the holiday season, due to their concern that the main benefactors of that program were the employees rather than shoppers and that employers frequently ended up working as traffic police. Bruce Bengé stated the free parking program provided good publicity for the Downtown but that the workers rather than the consumers abused the program.

#### **DIRECTOR'S REPORT:**

**AVALON SAFETY FUNDS:** Harold briefly discussed a commitment of \$16,000, which the DDA had agreed to transfer to the City for the purpose of improving health and safety issues at the Avalon. There is still \$3,106 remaining in that fund and the Board needs to determine what it expects to receive for that donation. Harry Griff recommended that someone associated with the Avalon communicate with the DDA Board to tell what has been spent, what's been done and what will be done with the additional funding.

**DOO ZOO:** The Doo Zoo has fallen behind in its lease payments, but yesterday a check for \$400 arrived. An additional \$200 is needed to bring them into compliance, as well as the repair of broken windows on the west side of the building. John Shaver will send another letter outlining necessary changes to bring the Doo Zoo into compliance.

PJ reported that he had concluded negotiations with the Reimers and will schedule an executive session for the next meeting to discuss those negotiations.

Bruce Hill had requested a letter from the DDA Board in support of the Riverside Parkway. In response to this request, Harold drafted a letter for PJ's signature and provided copies of the draft

for the Board's direction. Harry Griff moved, with second by Doug Simons, that the letter be formalized and sent to the City Council.

Bruce Bengel noted that a retreat should be scheduled soon to provide an opportunity for the Board to identify its goals and direction for the next couple of years. A date will be scheduled for this gathering.

Karen Hildebrandt reported that the sponsor for this year's Parade of Lights is Bank of Colorado. The DTA has asked Bruce Hill to serve as the Grand Marshall, as a way of recognizing his efforts in working so diligently to bring new direction to the DDA and the DTA. Members of the DTA Board are also conducting brief walking tours of the downtown area each Wednesday after Board meetings. It's a good way of meeting and greeting business owners and setting up communication. She encouraged everyone to stop in and welcome Jerry at Western Anglers.

There being no other business, Bruce moved the meeting be adjourned, with second by Scott Howard. The meeting was adjourned at 8:47 a.m.