

**Downtown Development Authority  
Board Meeting  
Thursday, April 1, 2004  
Whitman School, 248 South 4th Street**

**PRESENT:** Harry Griff, Karen Vogel, Bruce Bengé, Scott Howard, Becky Brehmer, Doug Simons, Harry Butler, PJ McGovern, John Shaver, Harold Stalf and Sue Schore.

**ABSENT:** Larry Botkin

Harry Griff called the meeting to order at 7:38 a.m.

Bruce Bengé moved to approve minutes of the March 4 and March 11 meetings with the notation that Doug Simons was absent from the March 4 meeting. Second by Karen Vogel. The motion was approved.

Karen Vogel moved that the DDA Board convene to executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations and/or instructing negotiators in the review of real estate appraisals and to discuss the purchase or acquisition of real property or other property interests. Seconded by Bruce Bengé. The motion passed and the Board convened into executive session at 7:40 for the purpose of discussing real estate.

At 8:40 a.m. the Board adjourned from executive session and reconvened into regular session. Harry Griff stated that none of the discussions during the executive session were outside the scope of what was earlier identified for discussion. A motion was made, seconded and approved to authorize the DDA's Executive Director to execute an amended contract, which had been negotiated with Valley Office Supply. A second motion was made, seconded and approved to authorize the DDA's Executive Director to finalize a contract with Commercial Federal up to the dollar amount identified in executive session, stipulating that the negotiated amount must be brought to the Board for final approval. PJ McGovern recused himself from the discussions and vote on both of these motions. A final motion was made, seconded and approved authorizing the Executive Director to apply for a Colorado Historical Society grant for up to \$20,000 to assess a building which was previously identified for possible redevelopment and parking, with the understanding that the DDA would contribute \$10,000 and the CHS would contribute \$10,000, with the further recommendation to make the study as broad as possible.

Police officers Marshall Dixon and Chris Taylor introduced themselves as two of the officers who serve the downtown area. Chris explained the shifts and opportunities the officers had to select their beat areas. The officers were looking for feedback about concerns from business people. Harry Griff said the most important issue is how they handle transients and the bus depot, as well as the activities related to the Mesa Theater. PJ also expressed concerns about the Mesa Theater – the activities, noise, and the after-hour's problems when the theater lets out. Harry Griff said the Mesa Theater has been great for the young people of the community and

also Downtown, but they must figure out the balance of how its business is conducted and policed. Property damage from inebriated patrons costs the downtown business owners a lot of money. The desire was that it be policed better when the crowds let out. Harold said businesses have major out-of-pocket expenses when there's destruction due to young people. Officer Taylor said every chance they get, dependant on their call loads, he and other officers are there from 1:15 to 2:00 a.m. They have talked with Dave and Rob Prather and they're making efforts, but there is still work to be done. Harry Griff asked if the Prathers were trying to police their bar and their patrons and the response was, yes, they're trying. Harry stressed that they need to be good neighbors and it's important for them to know how people view them.

Harold Stalf reported that Chris Brown of Brown Cycles has put together a bike event in May and he has written a letter requesting that the DDA Board waive the \$100 event permit fee. Harold recommended that the Board consider this request. Harry Butler moved that the Board waive the \$100 fee; second by Becky Brehmer. Approval was granted to waive the fee.

**UPDATE ON TIF AND BID COMMITTEES:** Harold reported that Brunella has been in Italy and will return this week. Brad Siegel, a BID consultant, will be invited to come to Grand Junction to meet with the committee. Harry Griff reiterated that the DTA Board had voted that the DTA and the DDA would ultimately be one organization and now they will be looking for funding mechanisms. Doug Simons expressed concerns that at some point it would be necessary to put several of the DTA representatives on the DDA Board and asked if the DDA were interested in expanding the board. He added that there's lots of work to be done; the Board must understand the statute changes, how a larger organization would function and how the DDA would communicate with retailers, etc. Harry Griff said that determination of the two entities becoming one came about because of Harold, John Shaver, PJ and Scott Howard's involvement. This was the diagram that was laid out. Harry added that the DDA needs an election date, then must get going on the BID. Doug stated the DDA must be concerned with the TIF extension first. Harry wants to have as much as possible in place for BID before the DDA goes to the people for the TIF extension. There is a July 1 deadline for the ballot language. Harold stressed the big challenge is that there is some overlap between the two. One can impact the other; both Boards must work together. Doug thinks the joint committee is the problem and they can't discuss both at the same time. Harold responded by suggesting having a special meeting for the TIF only, stating the DDA has to make progress on the TIF first. Doug emphasized that the BID is much more complicated and it's holding the DDA up in making progress. John Shaver said everyone must understand what the DTA/BID Board is going to do so the TIF language can be formulated. John believes the mechanics of the TIF extension are pretty easy. The political sensitivity is that people must fully understand. Harold recommended going to other organizations, i.e. Mesa County and the School District Board so that John can have verbiage to take to City Council in July. Harold believes there should be three or four meetings with other entities in May. Doug emphasized that they cannot bring the BID into the mix or it will compromise the DDA's ability to get the extension. PJ said the joint meetings are necessary to determine what the ultimate formation will be. Board issues and formation can be changed through Council or by advisory groups. Doug doesn't want to leave out the City when it comes to meeting with the other entities, adding that they must not mention the BID in the discussions of the TIF with the other agencies. John will have the draft language for the April 22 Board meeting.

**OTHER:** Harold wants to do something about the many paper boxes downtown. He and John will be working on an ordinance to put before Council. PJ said there's no control over who can place boxes or where they can be placed to distribute literature. There definitely needs to be some regulations. John said that Boulder has a central unit that regulates the numbers. PJ indicated a permit fee might be considered.

Pigeons Control: A number of the downtown businesses have looked for assistance and are willing to help fund a removal program. Scott Howard recommended paying the "pigeon man" to remove the birds to Fruita. John stated that a few years ago he wrote a draft ordinance pertaining to the control of the pigeons. It was defeated by City Council.

Board Terms: Harry Griff received a letter from the City Clerk stating that his term is up in June. He is currently filling Ed Chamberlin's unexpired term and simply needs to write a letter to Stephanie Tuin indicating his interest in continuing on the Board. Bruce Bengel is term-limited this June. Larry Botkin has not been present for any Board meetings since September and PJ will draft a resignation letter to have Larry sign. With his resignation, there would be two board positions to fill, assuming that Harry wants to continue in the third position.

There being no other business, Scott Howard moved the meeting be adjourned; seconded by Harry Butler. The meeting was adjourned at 9:25 a.m.