

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MEETING
Thursday, May 6th, 2004; 7:30 a.m.
Whitman School

PRESENT: Karen Vogel, Harry Butler, Becky Brehmer, Bruce Bengé, Harry Griff, John Shaver, Scott Howard, Harold Stalf, Sue Schore, and Erin Vega

ABSENT: PJ McGovern

CALL TO ORDER: Harry Griff called the meeting to order at 7:35 a.m.

APPROVAL OF MINUTES: Bruce Bengé moved to approve the minutes as written; Karen Vogel seconded the motion. The minutes were approved.

EXECUTIVE SESSION - REAL ESTATE: Bruce Bengé moved to adjourn to executive session to discuss real estate, with second by Becky Brehmer. The Board agreed by general consensus and at 7:37 a.m. the Board moved into 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 under 24-6-402(4)(e) C.R.S. for the review of real estate appraisal(s) and

To discuss the purchase or acquisition of real property or other property interests under 24-6-402(4)(a) C.R.S.

At approximately 8:15 a.m. the Board moved from executive session and reconvened into the regular business meeting.

TIF ORDINANCE: Copies of the draft ordinance were distributed and questions about the two alternatives were discussed. John Shaver provided clarification about the second option and advised the Board that City Council is the entity that needs to adopt the plan.

Stated briefly, the first option includes all statutory (Tabor) language and is more conservative. The second option includes language specific to debt and is more aggressive, which might be the best long-term objective. Clarification was made regarding amending and extending the plans as it relates to City Council's approval. City Council has final legal authority over the plan. Projection of expenditures is needed in order to finalize the plan. Harry Griff recommended approval of the first option because he believes that the people will not vote to borrow money as provided in option 2.

The question arose as to who will vote on the ordinance --business owners, property owners, residents, or registered voters? John will get clarification. It is important to know who will be voting so the proposal can be drafted accordingly. There is the need for more information/clarification in order to decide which proposal should be sent to City Council. Harold feels that the Board is leaning toward Proposal 1 and believes it is important to begin with a more

conservative vote and to learn how to design the process for future votes. The general consensus was to table discussions of the TIF language to a later date when both Doug Simons and PJ McGovern would be present to participate.

BID REPORT: Harold proposes to push the election to November 2005 stating that, if an entity is going to incur a debt, it needs to have an election. The TIF is for capital expenditures; BID can be used for marketing.

Harold has hired a MSC intern who will work with both the DDA and DTA this summer and will collect information on property owners, which will then be entered into the database. Harold recommended if an individual owns multiple lots, he/she still should get only one vote.

SIDEWALK DINING UPDATE: Brief discussion focused on the design/barriers necessary in order to modify each premise for special sidewalk dining and the recommendations that Harold might bring to City Council. The barrier design is of key concern and the weight or stability of each as it relates to safety. The barriers should not be flimsy as they could easily be knocked down. In addition to safety, cost needs to be considered.

DOWNTOWN PARTNERSHIP FINANCIAL REPORT: Steve Jennings and Mike Bell presented the 2004 first quarter financial report for the Downtown Partnership and a copy of the 2004 pledge list was distributed. The financial report does not include any revision of salary for the six weeks there was no salary paid for a Marketing Director. Harry Griff asked if the Partnership truly needs to continue working with a BID consultant. It was suggested that Doug Briggs, a local lawyer who served as consultant for the Horizon Drive BID, be considered for consultation since he is a local attorney and did such a good job in working with the Horizon Drive group.

With regard to pledges, approximately 50% of the 2004 pledges have still not been paid. It was pointed out that many of the DTA Board members have yet to pay their dues. Bruce Bengel mentioned that he has observed downtown traffic being lower at the present time and he felt it was low due to the new chain stores, although Steve Jennings said that he sees new traffic downtown. There was a consensus that the need for marketing from the Partnership is more urgent than ever. A motion to accept the first quarter 2004 financial report was approved.

New Business: Harold reported that the DDA will receive an award for Historic Preservation of the Reed Building at the May 19 City Council meeting.

There being no other business, the meeting was adjourned at 9:45 a.m.