

**MINUTES**  
**GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY**  
**BOARD MEETING**

**Thursday, May 20, 2004 at 7:30 a.m.**  
**Whitman School Conference Room**

**PRESENT:** Harry Griff, PJ McGovern, Becky Brehmer, Doug Simons, Harry Butler, Bruce Bengé, Dave Varley, Pat Gormley, Harold Stalf, and Sue Schore

**ABSENT:** Karen Vogel, Scott Howard

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

**APPROVAL OF MINUTES:** Harry Griff noted that Doug Simons had not been in attendance at the previous meeting. Doug Simons moved, with second by Bruce Bengé to approve the minutes with Harry's correction. The minutes were approved as corrected.

**EXECUTIVE SESSION – REAL ESTATE:** Bruce Bengé moved, with second by Doug Simons to move into executive session at 7:38 a.m.:

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.

The Board reconvened to regular session at 8:38 a.m. and at that time PJ McGovern presided.

**MULTI-JURISDICTIONAL MEETING SCHEDULE:** PJ briefly introduced the topic of multi-jurisdictional meetings. Pat Gormley presented comments about what the Board might expect to hear from the library when approaching them for their approval for the TIF extension. The library board might come to the DDA for financial assistance in trying to attain their financial goals for a new library. PJ said that monies have not been budgeted; the topic has already been discussed. Pat believes the "tough sells" will be the School District and the City. Harry Griff said it would be important to have a breakdown of the monies that the DDA is getting from each entity. He said that, if the TIF passes, there might be a significant amount of money available for the library. Nothing can be guaranteed at this point. The dates for meetings currently scheduled are: Mesa County Public Library, May 27 at 5:00 p.m. and Mesa County Board of Commissioners on June 14 at 1:30 p.m.

Meetings with the School District, the Chamber of Commerce and Grand Junction Economic Partnership are yet to be scheduled. PJ said that everyone is welcome at these meetings, although a schedule has been prepared identifying a few key people from the Board who will attend designated meetings.

**RESOLUTION SUPPORTING UTE/PITKIN REALIGNMENT:** PJ reported that Harold has been attending some of the CDOT meetings and they have requested a resolution showing the DDA's support. Copies of the proposed resolution were distributed. Harry Griff moved to authorize Harold or the chair to write a letter of support for the Ute/Pitkin alignment as part of the West Side Plan. Becky Brehmer seconded the motion. Pat Gormley commented about the historical significance of Whitman Park and Harold responded that the idea of this plan is to recapture the park and make it bigger. Harry Butler acknowledged that owns some land on Pitkin, but John Shaver said he would not have to recuse himself from this vote.

**CHS GRANT APPROVAL:** Doug Simons moved, with second by Bruce Bengé, for the DDA to spend \$10,000, along with the \$10,000 from the Colorado Historical Society, in order to do an architectural assessment of the Elks Club. John Shaver reminded everyone that the grant for CHS funding was written specifically referring to the Lawrence Group Architects, so no bidding will take place. The motion was approved.

**PARKING GARAGE ANNOUNCEMENT:** Harold and Doug are anxious to let the press and public know that something is happening, but Doug emphasized that the Board shouldn't say anything at this point. There was general consensus not to go public at this time.

**FEE WAIVER REQUEST FROM DOWNTOWN ASSOCIATION:** PJ had received a letter from Karen Hildebrandt, president of the DTA Board, requesting that the DDA waive the special event fees for the upcoming 2004 events. He stressed that the DDA would be setting a bad precedent by waiving the fees and by doing so, other groups might expect the same waiver. Doug Simons said the fees are minimal and the DDA must charge everyone so that it has some control over who can get a permit for downtown activities and this requirement should continue. Harold gave a brief description of how those fees are structured and John stated that, by the way the ordinance was written, the fees could not be grouped as one under one reoccurring activity. There was no action on this request and the discussion was tabled.

**TIF ORDINANCE (DRAFT):** Copies of the draft ordinance were distributed and John explained that the issue was whether the language of the ordinance should be simply the TIF extension or if it should be joined with language from the Tabor deBrucing language. John added that this draft ordinance simply extends the TIF as it is presently constructed. There are continuing discussions as to whether or not the sales tax components would be retained and the Council discussions will very likely raise that same issue. Doug prefers version 1 and PJ also supports version 1, due to the climate of the School District and the library issues. John said the advantage of spelling out the dollar amounts is related to deBrucing but this also raises a number of red flags. John will consult with bond counsel after the DDA has decided on the concept. Harry Griff moved that the DDA adopt number 1, which is extending the current TIF for as long as possible as allowed by statute, which would allow the DDA to spent money as stipulated by statute. Bruce Bengé seconded the motion. Approved. Doug stressed that this language is not in its final form; it is simply putting the DDA in the right direction. Harry believes it is important to have the language in place when Board members go to meet with the different entities.

Harold introduced Rose Romero, a Mesa State College intern who will be working on collecting business/property owner information for the database being created for the BID. She will also be working with the webmaster in creating something that the DTA and DDA can cross reference. Harold said this information would be identified as parcel by parcel and would be applicable for the BID as well as the TIF.

**ADJOURNMENT:** There being no other business, Bruce Bengé moved, with second by Becky Brehmer, that the meeting be adjourned. The meeting was adjourned at 9:03 a.m.