

MINUTES
GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MEETING
Thursday, July 15, 2004 7:30 a.m.
Whitman School

PRESENT: Harry Griff, Harold Stalf, Sheryl Trent, John Shaver, Bill Wagner, Mike Mast, David Varley, Becky Brehmer, PJ McGovern, Harry Butler, Pat Gormley, Scott Howard, Belinda Doss,

ABSENT: Karen Vogel, Doug Simons

APPROVAL OF MINUTES: No Minutes to approve

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

NEW BUSINESS

TIF Update

Consideration of TIF Resolution: Harry Griff opened discussion regarding changes of language in the TIF Resolution recitals. John Shaver suggested adding a paragraph explaining what a TIF is on the ballot question for voters. PJ McGovern suggested the first part of the ballot question be incorporated into the first part of the explanation. John Shaver explained the process necessary to place the question on the Ballot for November 5th and explained what will take place at the July 21st and August 4th Council meetings concerning the Resolution. Harry Griff suggested explaining the tax to the public through Town meeting(s). A motion to make the language changes to the Resolution was approved.

Downtown Sales Tax Report: Harold Stalf presented the June 30, 2004 sales tax report. The first half of the year (2004) saw an increase of 4.5%. However, due to the skewing of the report by inclusion of grocery stores, Harold presented a report that showed actual sales increased by 12.4% when that category was removed. Items that were discussed included the changing mix of businesses downtown including an increase in the number of drinking establishments and eateries, while the number of antique stores had declined.

Revenue and Expense Report and Financials: Harold presented the Board with financials and a revenue and expense report. Items briefly discussed included monies spent verses total revenue, general operating expenses and the projected year-end surplus.

Art Downtown: Briefly discussed were questions or complaints concerning the nude sculptures that are currently displayed Downtown. Although not accepting of sensorship, Harry Butler feels Grand Junction should keep it's hometown atmosphere instead of adopting big city sophistication.

Harry Griff moved to move into executive session. The motion was approved and the Board adjourned into executive session at 8:20 a.m.

The Board reconvened at 9:15 a.m. at which time Bill Wagner moved, with second by Scott Howard to adjourn. Adjournment approved unanimously at 9:15 a.m.

RESOLUTION NO. J-04

A RESOLUTION CALLING AN ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORS OF THE DISTRICT A QUESTION FOR MODIFYING THE PURPOSES OF THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY, EXTENDING THE LIFE THEREOF IN ACCORDANCE WITH STATE LAW AND AUTHORIZING AN INCREASE IN MAXIMUM INCURRED DEBT OF THE DISTRICT

RECITALS.

In 1977 the City Council of the City of Grand Junction, Colorado determined that it was necessary to establish a Downtown Development Authority (DDA) for the public health, safety, prosperity, security and welfare and to assist in preventing deterioration of property values and eliminating slum and blight in the central business district of the City. The DDA was formed in 1977 and has actively and effectively achieved its mission.

At the time the DDA was established State law established a 25 year life for such authorities. That law has subsequently been amended to allow an additional five years. The Grand Junction DDA desires to extend its operations as now allowed by law. The DDA was established with a maximum allowed debt of \$10 million dollars to be spent on pedestrian and travel improvements. That limit must be increased to allow additional borrowing and spending over the added five year life of the authority.

Furthermore, the DDA seeks to modify the purpose of the DDA to allow it to make capital expenditures for all statutorily allowed purposes.

To accomplish these purposes the DDA Board does by this resolution call for an election at which the following ballot question will be submitted to the qualified electors of the District.

The approval of the ballot question will not create any new taxes. The DDA is principally funded by borrowing and paying the principal, interest and any premiums due in connection with issuing bonds or indebtedness. DDA projects are financed by the issuance of debt. That debt is repaid by the pledge and collection of a portion of the property taxes and City sales taxes collected in the DDA. Those taxes are known as the Tax Increment Fund.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY THAT:

1. Authorization of the continued development, redevelopment and reinvestment in downtown Grand Junction by the Downtown Development Authority is an important question worthy of the qualified electors consideration.
2. An election shall be called and the following question be submitted to the qualified electors on November 2, 2004:

Ballot Question Number

SHALL CITY OF GRAND JUNCTION DEBT BE INCREASED \$18,000,000.00 WITH A REPAYMENT COST OF \$20,000,000.00, WITHOUT RAISING ADDITIONAL TAXES, TO FINANCE STREETS, PARKS, PLAZAS, PARKING FACILITIES, PLAYGROUNDS, CAPITAL FACILITIES, PEDESTRIAN MALLS, RIGHTS-OF-WAY, STRUCTURES, WATERWAYS, BRIDGES, ACCESS ROUTES TO ANY OF THE FOREGOING, DESIGNED FOR USE BY THE PUBLIC GENERALLY OR USED BY ANY PUBLIC AGENCY WITH OR WITHOUT CHARGE; SUCH DEBT TO BE EVIDENCED BY BONDS, LOANS, ADVANCES OR INDEBTEDNESS PROVIDED THAT THE SPECIFIC TERMS OF THE DEBT, INCLUDING A PROVISION FOR EARLY REPAYMENT WITH OR WITHOUT A PREMIUM, AND THE PRICE AT WHICH IT WILL BE SOLD SHALL BE DETERMINED BY THE CITY AS NECESSARY AND PRUDENT; AND SHALL THE PLEDGE OF THE TAX INCREMENT FUND TO SUCH DEBT BE AUTHORIZED FOR A PERIOD NOT TO EXCEED THE MAXIMUM TIME PERMITTED BY LAW?


YES

NO

Adopted this 1st day of July 2004.


Chairman of the Board

ATTEST:


Secretary Executive Director