

MINUTES
GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MEETING
September 2, 2004, 7:30 a.m.
Whitman School

Present: Mike Mast, Harry Griff, Harry Butler, Scott Howard, Bill Wagner, Harold Stalf, John Shaver, PJ McGovern, David Varley, Becky Brehmer, Karen Vogel, Doug Simons, Belinda Doss

Absent:

Call to Order: Harry Griff called the meeting to order at 7:33 a.m.

Approval of Minutes: Harry Griff moved, with second by Bill Wagner to approve the minutes of the August 5th and August 19th meetings. Approved unanimously.

New Business: 7:35 a.m.

TIF/BID Update
Public Outreach

Harold Stalf begins with scheduled TIF public outreach meetings:

- Downtown Meetings on September 14th and October 12th at 6:00 p.m.
- Chamber of Commerce meetings on September 16th at the Chamber and September 29th at the Hampton Inn, both at 7:30 a.m.
- GJEP meeting tentatively scheduled for October 27th.

TIFF Elector Issues
John Shaver

John Shaver with the help of the City Clerk, Stephanie Tuin, is creating and fine tuning the TIFF electoral process. With help from the Secretary of State remaining questions such as

- Who are the qualified electors?
- If an owner owns more than one piece of property, do they qualify to vote more than once?
- If there are co-owners of property do they all vote or just one designated voter?
- Trusts, Corporations – who votes?
- Are residential leasee's qualified to vote?

will be answered within the next two weeks. John Shaver distributed an elections schedule to Board members.

Harry Griff suggested a follow up on the legal issues surrounding a DTA newsletter advocating the TIF and what can and cannot be said to the voters regarding TIF electoral information. There is a real concern about educating voters before the election. John Shaver suggested a script to follow to avoid violating the Fair Campaign Practice Act.

Harry Griff questioned the level of TIF advocacy. In addition to the Downtown meetings, the Chamber of Commerce meetings and DTA newsletter, should there be additional public outreach?

Greyhound Developments

Greyhound will be making \$185,000 worth of interior improvements to the existing leased structure on 5th Street. The Smith family, owners of the building, renewed their lease with Greyhound in 2003 for 10 years. After five years the lease has a clause that allows the owners/tenants to cancel the lease. The lease payments are between three and four thousand dollars a month.

Update on 201 and 205 Colorado Property Closing

Harold Staf reported accelerating the 201 and 205 Colorado property closing was not realistic. The tenants (Cheers) are in the process of finding another location, which is difficult given the nature of the business.

There has been an influx of interest from outside parties wanting to redevelop and/or lease the building.

Harry Griff moved, with second by Bill Wagner to move into executive session - -

Executive Session - Personnel

For discussion of a personnel matter under C.R.S. section 24-6-402(2)(f) and not involving any specific employee who has requested discussion of the matter in open session, any member of this body or any elected official, the appointment of any person to fill an office of this body or personnel policies that do not require the discussion of matters personal to particular employees."

Executive Session - Real Estate

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 motion was approved and the Board adjourned into executive session at 8:20 a.m.

Adjournment

The Board reconvened at 8:57 a.m. and a motion to adjourn was made by Karen Vogel, seconded by Doug Simons. All in favor.

Tour of Reed Building

A tour of the Reed Building renovation with Shane Burton followed the meeting