

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

**September 16, 2004, 7:30 a.m.
Grand Junction Chamber of Commerce
Conference Room
360 Grand Avenue
Grand Junction, CO 81501**

Present: Harry Griff, Scott Howard, Doug Simons, Karen Vogel, Stephanie Tuin, PJ McGovern, Harold Stalf, David Varley, Belinda Doss

Absent: Harry Butler, Becky Brehmer, John Shaver, Bill Wagner

TIF Presentation: 7:40 AM, Presented by Harry Griff and Stephanie Tuin to the Chamber of Commerce Board.

Call to Order: Harry Griff called the meeting to order

New Business:

**TIF Election Issues
Stephanie Tuin, City Clerk**

Harry Griff opens the meeting with any questions and clarifications regarding the TIF directed at Stephanie Tuin.

Any issues or comments, pro or con, (500 words or less) need to be submitted by 5:30 PM, September 17, 2004. Those issues/comments will be submitted to the County and included in the TABOR issue notice that's mailed to registered voter households.

Clarification made on whom, as DDA Board members, can submit comments and in what capacity can they be submitted. Clarification on what kind of comments, explanations, pros, cons can be submitted.

Harry Griff suggested using John Shaver's five-point summary (part of the Resolution that was presented to the City Council) that explains the relevance of the TIF, the background of the DDA and what the ballot question is.

Clarification made on leasee's vs. registered voters. Notification will be sent to leasee's that are registered voters as well as residents that are registered voters. Clarification made regarding the number of votes qualified entities are entitled to.

Stephanie Tuin is thanked by the Board and leaves the meeting. Harold Stalf, Harry Griff, Doug Simons and P.J. McGovern comment further on the electoral procedure and the pros and (mostly) cons of the TIF. In summary, less is more. Publish an educational piece with both pros and cons. PJ motions to enter positive comments and authorize Harold Stalf to respond to the League of Women's Voters with a positive editorial and educational piece. The negative would include not borrowing as much money and therefore not spending as much money, and the 5% diversion of School District monies with an explanation as to why that is. Also list the County, City, and School District as supporters. Karen Vogel seconds the motion. All in favor of the motion, the motion carries.

TIF/BID

Meetings:

- September 23, 2004
 BID Consultant (Anna Jones)
 7:30 AM – 12:00 PM
 Whitman School
- September 23, 2004
 BID Consultant (Anna Jones)
 12:00 PM – 1:30 PM (Afternoon Session)
 El Bistro
- September 29, 2004
 Chamber of Commerce
 7:30 AM
 Hampton Inn
- October 12, 2004
 Downtown Meeting
 6:00 PM

Retreat dates – after the election, evening of November 18, 2004.

Approval of Minutes: Harry Griff moves to approve Minutes from the September 2nd Board Meeting. Karen Vogel seconds the motion. Minutes approved.

Karen Vogle motions to move into Executive Session. Doug Simons seconds the motion. The Board moves into Executive Session at 8:55.

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.

Adjournment:

9:05 AM