

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD WORKSHOP MINUTES
Thursday, October 7, 2004
7:30 a.m.
Whitman School, 248 S. 4th Street
Grand Junction, CO

PRESENT: Karen Vogel, Harry Griff, PJ McGovern, Scott Howard, Becky Brehmer, Doug Simons, Mike Mast, David Varley, Harold Stalf, John Shaver

ABSENT: Bill Wagner, Harry Butler

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

APPROVAL OF MINUTES: With the correction of Mike Mast being listed in the members absent, and a reference to the library support of TIF being added to the second paragraph, Karen moved to approve the minutes of the last meeting. Approved.

TIF ELECTION ISSUES: Harold passed out the brochure on TIF. This brochure should arrive just prior to the ballot next week. Pat Gormley designed and printed the brochure. Doug and PJ made personal contributions to Pat for his time and materials. Harold announced that a flyer will be mailed by the Downtown Partnership to 1100 people for the Downtowner TIF information meeting next Tuesday. Karen moved to designate Harold to vote on behalf of the DDA. Motion approved. Harry pointed out that unless you are a retailer, business people downtown don't know anything about the TIF. He suggested that each board member visit the large business offices such as US Bank, Alpine Bank, Dalby Wendland, Enterprise Bldg., Wells Fargo, etc. PJ will talk to Dalby and Enterprise, Pat Gormley could possibly talk to Alpine. Harry was willing to talk to US Bank, Mike agreed to talk to Bank of Colorado and Doug agreed to talk to Wells Fargo. Doug agreed that there were lots of votes in those businesses and some business people are not involved in downtown. Harry emphasized that election day begins next week! Doug mentioned again that Pat needs more money and to send it to the P.O. Box number on the brochure. Harry made sure that people are being approached by individuals and not by the DDA itself. Harold talked to Bill Christopher in Palisade about his concern of taking money from School District. Harold reported that the Daily Sentinel will print their endorsement as soon as possible.

EXECUTIVE DIRECTOR'S REPORT:

TIF/BID MEETINGS: The next BID meeting will be Nov 4. with the consultants and the DTA board. According to the visit from Anna, we are way ahead of schedule with our database. The BID will kick off in January.

NEWSRACK ORDINANCE: A final draft was given out by John proposing "gang" boxes for newspapers and other periodicals. The DDA will construct and own the frame and the mechanism will belong to the paper. He looked at other communities and we are consistent with them. The City Council needs to adopt this proposal and Harold will manage the program. Free publications will also be included by possibly sharing a box. There are issues such as whether or not to expand them to the periphery of the DDA boundary. A rental fee will be charged. Harold will decide the fee. John stated that this should get rid of flyers that are cluttering Main Street. Scott asked if it is a standard box. PJ asked if there was any reason why the City Council would not be supportive? John stated that they may have questions regarding financing and lease length. Pedestrian access might be a concern as well. PJ felt it would consolidate papers, eliminate trash, and address safety issues. He felt it should be well received as they will be located in the same locations as the "clusters" are located currently. Karen made a motion to recommend this proposal to City Council and PJ seconded the motion. Passed unanimously.

John and Harold are beginning the process of marketing the Cheers building. Harry was curious about the status of possibility of buying the adjacent vacant lots. The tenant has asked for a 30-day extension of the

lease. The original deal was a short-term extension thru Oct 31 and then 30 days after that to vacate. Harry stated that the tenants' liquor license has expired. John asked the State Liquor Enforcement to check it out last Friday. PJ stated that we should not extend the lease until they end the sale of liquor. Harry agreed that we will provide time to move out as long as they are not serving liquor. PJ made a motion to let the tenant have access to the building for the purpose of vacating through Nov 30. Doug reiterated that they could have access to building but not be open for business. The DDA should also be able to have access to the building at any time to show it to potential buyers. The tenant will not be charged rent for these 30 days. The tenant should also maintain his own property insurance. With these amendments, the motion was seconded by Scott and approved unanimously.

WORK FORCE HOUSING PROJECT

Doug moved to go into executive session at 8:01 a.m.

Returned to regular session at 9:15 a.m. and adjourned.