

**GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY**

**BOARD MINUTES**

Thursday, October 21, 2004

7:30 a.m.

248 S. 4<sup>th</sup> Street

Grand Junction, CO

**PRESENT:** Karen Vogel, Harry Griff, Harold Stalf, Scott Howard, PJ McGovern, Becky Brehmer, Harry Butler, Mike Mast , Doug Simons, Bill Wagner, David

**ABSENT:**

**CALL TO ORDER:** Harry called the meeting to order at 7:33. He declared today Red Sox day!

**APPROVAL OF MINUTES:** Oct. 7 minutes were corrected to read that Harry would talk to U.S. Bank, Doug would talk to Wells Fargo and Mike would talk to Bank of Colorado. Karen also stated that we were beginning the process of marketing the Cheers building, not selling it. With these amendments, PJ moved to approve the minutes with second by Karen. Approved

In the Oct.14 minutes it was pointed out by Harry that he did not make the motion to authorize Harold to write a letter of appeal, he asked if anyone would like to make the motion and nobody responded. In the second paragraph the name reference should be deleted and just refer to the parking structure. PJ wanted it added that he was excused from the executive session. With these amendments, PJ moved to approve the minutes with second by Karen. Approved

**EXECUTIVE SESSION-REAL ESTATE:** At 7:40 a.m. Karen moved with second by Scott to move into executive session –PJ was excused from the executive session

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.

At 8:05 the Board moved back into open session.

**EXECUTIVE DIRECTOR REPORT:** The Chamber of Commerce would like a DDA representative to tour the Events Center in Loveland on Nov. 12-13. Harry expressed interest in knowing more about the facility. Doug might want to join Harry there. Harold will contact Diane Schwenke with names of representatives attending no later than Monday. Harold pointed out that Pat Gormley has formed a Political Action Committee with the help of Jeff Hurd. The DDA owes a debt of gratitude to both the Chamber and Jeff for all the hours they have invested. Doug asked how many returned ballots we have so far and Harold said around 100 to150. Harry asked if board members spoke with tenants about TIF. PJ said about half knew about it and half didn't. Mike said his people were also mixed about the TIF. Bill's merchants knew about it, but not the tenants and Doug said Wells Fargo knew the issues. Harry said US Bank didn't even know he was the DDA chairman! Becky talked to Ratekin, but found them to be clueless. Harold said ballots were not sent to Ratekin because the City Clerk thought it was outside the DDA boundary.

**TIF UPDATE/PAT GORMLEY:** There were 790 ballots mailed. Of those, 15 businesses have gone out of business, and 84 ballots were returned. Stephanie Tuin has been very cooperative. The DTA board will hang posters in store windows and The Daily Sentinel published an article in today's newspaper. Funding for the Political Action Committee has come from P&L Enterprises, Home Loan and Enstroms. The Committee has raised about \$850 and Precision Printing donated the printing of the flyers. There is now enough money to file reports. Pat will start calling on the returned ballots. Doug stated that they will only be an issue if the election is neck a neck. Pat stated that the turnover of downtown merchants is amazing.

Bill noted that some people did not realize this was a mail-in ballot. There was also a form on the back of the envelope to check and that was not made clear. Pat will continue to talk to tenants to encourage them to send in their ballots. Harry initiated a round of applause for everything that Pat is doing for Downtown.

**7<sup>TH</sup> STREET PROJECT UPDATE/MIKE MCDILL:** Mike introduced himself as the City engineer. The City has solicited statements of qualification from contractors. The firms that are in contention for the job are Ciavonne & Assoc., DHM, Colburn, Winter and Co. out of Carbondale, Phelsberg, Cole and Olbig out of Denver and Rolin Engineering. Interviews will take place on the 27<sup>th</sup> of November. Harry wanted to know who was on the interview committee. Mike named Harold, Rex Sellers, Kent Sims, Don Newton and Dave Fountain. Harold explained that it was a combination of CDOT, Mesa County and the City. They would like to get the DDA involved since it will be in our front yard. Harold asked if anyone would like to attend interviews. It seemed to Harry that either Becky or Doug should be a liaison to this committee since it does impact traffic flow and landscaping on 7<sup>th</sup> Street. Doug felt that he's too close to the subject. Becky agreed to go to the interview even though she will be off the board in July. Mike said the project will most likely begin early 2006.

### **3<sup>RD</sup> QUARTER FINANCIAL REPORTS:**

**DOWNTOWN PARTNERSHIP/MIKE BELL:** Mike handed out the 3<sup>rd</sup> quarter financial report from the Downtown Partnership. A column has been added for year-end projected revenue. Mike pointed out that the special event income is up since events have been performing very well this year for the DTA and the community. Fundraising is slightly lagging with the projected year-end figure to be \$20,000 instead of \$25,000. Dues from the DTA will progress as planned and will be collected before the end of the year. Doug wanted to know where the \$12,500 for Sue's salary was expensed. Harold stated that it is under "other salaries" and that's why there is a projected increase in "other salaries" to \$47,500. PJ asked if the projected fundraising for 2005 was realistic. Harold said the 2005 revision was done in July and that we will revise it again at the end of the year. Currently the event income is covering the pledges. PJ said we should show this report to retailers when we talk about the BID. Harry believes the BID will be a more equitable way of funding the DTA. Harold reminded the board about the Nov 4 strategy meeting with the BID consultants. Scott stated that in the past Sue was paid by the DDA, so now that Diane is an employee of the Partnership, where is the Partnership reimbursement on the DDA budget. Harold said there is a line item called "other grants" for 2005 that would provide \$10,000 for staff. Harry agreed it makes more sense for Diane to be paid by the Partnership and the DDA reimburses. Harold stated that the 2005 deficit includes next year's BID expenses and that without the BID expense, the Partnership would be at a break-even point. Harry asked to make a motion to approve the Partnership budget for presentation to City Council. Bill moved to approve the budget and Becky seconded the motion. Approved.

**DDA/HAROLD STALF:** Harold handed out the summary of the DDA budget for the 3<sup>rd</sup> quarter. The DDA has taken in \$259,000 in revenue and the budget was set at \$249,000. The expense budget was \$251,000 and the current expenditures are \$256,900 due to the expenses of maintaining rental properties and also the way we budgeted for the Partnership expenses. In the past, the DDA was given \$75,000 to use for the Partnership and the DDA would deduct Sue's wages from this amount before giving it to the Partnership. This year, the DDA gave the Partnership the full \$75,000 and the Partnership wrote a check for \$12,500 back to the DDA for Sue's salary. Harry wanted to know about transfers in from other funds. Harold said that was the interest on investments. Harry emphasized that the carryover from year to year for the DDA and the turnaround for the DDA is unbelievable and Harold should be congratulated. Regarding the budget for 2005, the DDA budgeted a \$2,461 surplus that has been updated to a \$55,000 surplus because of interest income and revenue from the Rood Building. Harry said we will probably get questioned about the revenue from these rental properties. Doug thought it could either go to operations or to capital improvement. Harry suggested we seek legal counsel from John. Doug moved to approve the 2005 budget with second by PJ. Proposed budget approved.

**OTHER:** Scott has been attending every DTA board meeting and has asked to either be replaced or to drop the need to have a liaison. Harry acknowledged that he probably doesn't need to attend every meeting. Doug also stated that his term with the Historic Preservation Board will be ending. Mike was willing to take that seat. Harry said he felt it was important that we should have a relationship with the DTA Board

and asked Scott if he would be willing to go to some meetings at his discretion. Scott agreed to that scenario.

The City has recommended the southern-most route to the parkway. Harry asked if we are still participating in those sub committees. He is concerned about the West side plan and how the beltway will interact with downtown. Harold met with Community Development and urged the DDA to update the master plan for downtown. David said that he could have someone keep in touch with the West side committee and let the DDA know when meetings will be held. Bill said he would be interested in being the liaison. Doug repeated that after the TIF vote, the DDA needs to look at the master plan for the next 5 to 6 years. Harry would like it to be the main agenda item for the retreat.

**RETREAT:** The retreat is scheduled for Nov 18. Harry asked Scott to check on the location (Dos Hombres). Harry would like to start the meeting at 5:00 p.m. instead of 6:00 p.m.. Assuming that TIF passes, we need to talk about our master plan, ideas of where we should be focusing money, liaison assignments and any other items suggested for the agenda. PJ said he would like to review the minutes from last year's retreat. Harold will e-mail last year's minutes to the board.

**ADJOURNED:** 9:35 a.m.