

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
December 16, 2004
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

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

ABSENT: John Shaver, Pat Gormley

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

APPROVAL OF MINUTES: A motion to approve the minutes from the 11/18/04 meeting was made by Karen, with second by Becky. Motion approved. A motion was also made to approve the minutes from the 12/2/04 meeting by Becky, with second by PJ. Motion approved. The minutes from the 11/4/04 meeting still need to be revised by Harry and Harold.

OLD BUSINESS

EXECUTIVE DIRECTORS REPORT:

Parking structure update – At the recent meeting with the City, there was discussion of the ownership of the land underneath the structure and the flow of the income from the parking garage and the parking fund to the City and/or the DDA. Harry directed Harold to draft a Memo of Understanding for the City with reference to the parking structure. Harold mentioned that the annual joint meeting with the DDA and the City Council will take place on Monday, Feb. 14 at Two Rivers.

EZ/AOTC – Harold handed out a letter of designation drafted by John Shaver for the contributions made toward the purchase of the Cheers building. With the TIF passing, Harold pointed out that we can now create a new project which will make this type of urban renewal effort eligible for the EZ tax credit. Harry asked for any objections to the letter of designation. Bill was concerned that it seemed rather inconsistent, but had no formal objection.

Smith Correspondence – Harold distributed a letter from the Smith family stating what they envision for the Greyhound station. Harry would like Harold to request a copy of the lease. Doug stated that he thought it would be inappropriate at this time, but that information regarding the duration of the lease, under whose authority it may be terminated, as well as its value, be requested.

Harold reported that we have a possible new client for the VOS building. With the upcoming renovation of the Federal Building there is a need for a rental facility for around 6 months. A lease may be forthcoming in January.

Harold has just recently become aware that the Commercial Federal Building served as the original City Market and has historical significance. He would like to honor that site with a plaque recognizing this fact when a new building is constructed on the site.

Events center – Doug and Karen reported that the Chamber is looking at a facility that would seat 5500 – 7000 with a possible \$3.9 million in revenue. The facility will need \$2.5 million a year in some form of tax funding. They are looking at Horizon Drive, Mesa County Fairgrounds and Downtown.

NEW BUSINESS

Elks lodge – A report describing various aspects of renovation to the Colorado Historical Society was reviewed. This report is required before any funding will be made available from the CHS. A construction

estimate from Shaw was also distributed along with a short list of requirements from the Arts Center. PJ would like to make sure we have a commitment from the Elks Club before proceeding any further. It was decided that Bill, Karen, Harry and Harold will meet with representatives from the Elks Lodge. Karen moved that the DDA Board convene to executive session, seconded by Mike. The motion passed and the Board convened into executive session at 8:20 a.m.

EXECUTIVE SESSION-REAL ESTATE: Completed at 8:50 a.m.

EXECUTIVE SESSION-PERSONNEL: Convened at 8:50 a.m. Meeting adjourned at 9:20 a.m.

The meeting returned to open session at 9:20 a.m.

Harold reported that a bequest from the estate of May Belle Kanavel of Delta had been left to the Art on the Corner Program. It is expected to be a small donation to be received sometime in 2006.

A request to vacate the alley running north/south between 6th and 7th streets from Ute to Colorado is under consideration by Community Development. Hearing no objections, a reply will be sent that the DDA takes no position on this matter.

Mike made a motion to adjourn the meeting with second by Karen. Meeting adjourned at 9:25 a.m.

ADJOURN