

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, August 11, 2005

248 S. 4th Street, Grand Junction, CO

7:30 a.m.

PRESENT: Harry Griff, PJ McGovern, Peggy Page, Mike Mast, Doug Simons, Bill Wagner, Jim Doody, Harold Stalf, Executive Director

ABSENT: Karen Vogel, Scott Howard

GUESTS: John Shaver, Stephanie Tuin, Bruce Hill, Roxie Denning, Donia Moore, Pat Gormley, Dave Varley

CALL TO ORDER: In Karen Vogel and Scott Howard's absence, Harry Griff called the meeting to order at 7:35 a.m.

APPROVAL OF MINUTES: Jim made a motion to approve the minutes of the June 30 meeting; Mike seconded; approved. Jim also made a motion to approve the minutes of the July 28 meeting; Mike seconded; approved.

Harry welcomed Grand Junction Mayor, Bruce Hill to the meeting. The mayor has been attending various Board meetings. He feels the pressure more and more for development requests as the oil industry is having an impact on Grand Junction's growth. It's exciting and challenging at the same time. He looks forward to facing future projects and challenges with the DDA.

BID UPDATE – Stephanie attended the meeting to explain the BID proposal that will go to City Council next Wednesday. The petitions were signed and verified and now the ordinance forming the BID will be put in front of the City Council and the public. Stephanie has sent out certified letters to the property owners and has had many people asking for a definition of a BID. She has referred them to the petition representatives, Doug Simons, Brunella Gualerzi, and Karen Vogel as well as the newsletter that was mailed earlier. She is proposing that the election take the form of a mail ballot generated from the City Clerk's office. She is working with the County regarding the Tabor notice that will go out in October. The notice asks for 500 word statements for or against the ballot proposal from anyone who is an elector. Electors are required to be residents of Colorado. Out of state owners or corporations are asked to designate someone on their behalf. Ballots will be mailed in October between the 7th and the 17th and are to be returned by November 1. Harry wanted clarification of the Tabor notice. Stephanie explained that it is a 500-word summary of comments for and against the ballot proposal. All comments are due to the election official by September 16 then given to the County by September 20 and mailed on September 30. There are about 400 eligible electors including 310 properties and 195 owners and leaseholders. Jim wanted clarification of the wording in paragraph two under review of the signatures saying "it appears" the signatures are approved. John replied that it is ultimately up to the Council to approve the signatures. Once the district is formed, we need to fund it and if this election fails, we can hold elections every two years. Harold asked about the election date of November 1 instead of November 8. Stephanie explained that the policy has changed to the first Tuesday of November. Harry thanked Stephanie for all of her hard work.

John and Harold have met about a campaign strategy. The law says that once the BID is formed, the public entity (DDA) is limited in its ability to fund the advocacy campaign. John will create a memo to the DDA Board describing the Fair Campaign Act. The DDA or the Downtown Partnership can pay for the election itself, but not the advocacy campaign. The DTA may be able to fund the advocacy campaign. The BID committee of the DTA should meet and consider forming a political action group. Individuals as well as property owners, leaseholders and tenants can then contribute to that group. Stephanie stated that the list of leaseholders needs to be updated.

Harry asked Roxie if she wanted to be on the agenda. She replied that she is at this meeting as an observer.

EXECUTIVE DIRECTOR REPORT: LeAnne Ingwersen is leaving the DTA as events coordinator, so Mary Watson and George Rossman of Events Masters, LLC have been retained to run the remaining Farmer's Markets. Harold has been meeting with them, they have attended a couple of markets and their proposed price seems to be affordable. Jim feels they will be a great team. Roxie is pleased with the decision. This will get us through the end of the year and then we will see what happens with the BID. We are also preparing for the closure of 4th and 5th Streets on Thursday nights. The cost will be split between the City and the Partnership. Dave Roper has really pushed for these closures. Leigh will release a road closure PSA along with the announcement of the change in Farmer's Market management. John suggested an agreement be made between the Downtown Partnership and Events Masters as subcontractors. The motion to authorize Harold to subcontract Events Masters was made by Bill; Doug second; motion carried.

There being no other business, Peggy made a motion to move in executive session with second by Mike; motion carried. The board moved into executive session.

EXECUTIVE SESSION-REAL ESTATE

RETURN TO REGULAR SESSION at 9:10 a.m.

ADJOURN at 9:10 a.m.