

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
October 13, 2005
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Karen Vogel, Scott Howard, PJ McGovern, Peggy Page, Mike Mast, Bill Wagner, Jim Doody, Harold Stalf,

ABSENT: Harry Griff, Doug Simons

GUESTS: Dave Varley, Pat Gormley, Mike Bell

CALL TO ORDER: Karen called the meeting to order at 7:37

APPROVAL OF MINUTES: A motion was made by PJ to approve the minutes of the previous meeting; Scott seconded; motion carried.

Harold announced that the DDA is hosting the Grand Junction Economic Partnership Board meeting on October 26 at the Reed Building. Karen will attend with Harold.

BID – Karen reported that the ballot delivery was delayed by weather. Pat remarked that he had received his ballot yesterday. The BID Committee met with Stephanie Tuin last week. She explained the voter designation form. She then distributed the list of voters to us and we went down the list to see who was going to call who. DTA members have signed a Political Action Committee form. We are waiting until ballots are in hand and then we will begin making phone calls. The City clerk will correct ballots as they come in. For questions, please call Karen, Scott, Harold and Stephanie. Harold will be the designee to represent the DDA. A motion was made by Mike to designate Harold as the representative for the DDA in the BID election; Jim seconded; motion carried.

PMAG – Harold met with the committee. They would like to see a breezeway incorporated into the plan. 1% of the construction needs to be dedicated to art. This will be turned over to the Arts Commission. PJ agreed that the breezeway presents another opportunity to display art. Gregg Palmer received a call from Ratekin Towers asking for some un-metered space on Main Street for medical vehicles. Metered kiosks will be placed in parking lots and intermingle with the parking garage. There may be some digital meters, as opposed to mechanical meters, placed on the side streets. Kiosks take credit cards and interact with garage payments. Merchants could offer a validation program and customers can add time by cell phone. The City could easily change parking prices. Doug inquired about the meters on 7th Street. PJ is concerned about the two different mechanisms and would like to see a uniform method with all 1,100 meters downtown. Walker Parking is developing a plan for PMAG. By Christmas of next year we will implement the new systems. Karen wanted to know if there was reluctance to using kiosks and would like to see how much it would cost to install them.

EXECUTIVE DIRECTOR REPORT - This Monday night is the City Council workshop to approve the DDA budget. Scott and Harold will be there. We need to organize a meeting for discussion about the contribution from the City and County to the BID. This may be a good time to approach them for a formal agreement. It needs to be a part of their 2006 budget. We need to decide how to handle payroll and operations of the BID as well as make a plan for governance and administration by January 1.

Community Development is making a new master plan for downtown. They will be looking at housing, façade, and overall planning and use such as retail and office space for 2006 and 2007. They are asking the DDA to split the cost with the City. PJ feels this money should come out of the TIF budget instead of the DDA operations budget. PJ made a motion for Harold to proceed with allocating monies out of the TIF budget to fund the \$50,000 for the new master plan; Mike second; motion carried.

The DDA director in Ft. Collins called about the proposed 10-year TIF extension. Bernie Buescher, Ron Teck and Bruce Hill have asked to go to the voters for this enabling piece of legislature for DDA's in Colorado. PJ said maybe it's time to start a new TIF!

A motion was made to move into executive session at 8:15 a.m.

The regular Board meeting resumed at 8:40 a.m.

DP BUDGET UPDATE – Mike Bell reported that the DP budget has been revised for the 3rd quarter. DTA fundraising income has been revised to show a \$2,500 shortfall. This will be transferred in the 4th quarter. The Downtown Car Show income does not reflect the \$3,000 sponsorship from Fuoco. Holiday events have not happened, however, we have received payment from the Bank of Colorado for their Parade of Lights sponsorship and we will receive the City Market check soon. Advertising expenses were budgeted for \$40,000. The balance to spend is \$26,000. Leigh has a 4th quarter marketing plan in place for the holiday season. Salary expense has been reduced from \$90 to \$75,000 as we no longer have an event coordinator. We are using contract labor which is allocated to the specific event expense. Expenses for the holiday events and Spooktacular are still unpaid. Car Show expenses have increased since the first of October and we still need to make a donation to Hospice. Unemployment expense was budgeted at \$10,000 which may not occur. We have reduced it to a \$5,000 claim. If it doesn't ever happen, we will be back to a \$10,000 surplus which we should hold on to for future claims. At the end of the partnership we have done what we said we would do. Karen remarked that the hard work of the membership committee paid off and we are positioned for the BID to be successful. A motion was made to accept the DP budget by PJ; Mike seconded; motion carried.

OTHER - Harold handed out the information on the Art Commission roundtable. He reported that the big bike ("Big Drop Five") is back at 5th and Main. It will be donated as a permanent piece by the artist. The parking meters in front of the Dalby, Wendland Building are going across the street to make room for the new AOTC kiosk. The kiosk will hold AOTC brochures and take donations. "Free Wheelin'" has finally been delivered to the foundry. The sculpture "Garden Gate" was backed into. The sculptor said he would fix it for \$1,000 plus room and then backed out.

Jim Doody wanted to know the history of the corner of 3rd and Main. The City bought the corner and created a temporary parking lot with a fountain. When Two Rivers was renovated, the City needed money from the DDA. The DDA agreed, but wanted the lot at 3rd and Main. The City said we could have it at some time in the future. Barbara Creasman wanted it developed as opposed to making it a parking lot. It was, however, metered for 10 hour spaces. PJ requested that the City not develop that corner until we have a parking structure. We have three parties who would like to develop that corner. The City owns the lot and it's now time to approach them about developing it.

ADJOURN - Scott made a motion to adjourn; Mike seconded; the meeting adjourned at 9:00 a.m.