

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

December 8, 2005

248 S. 4th Street, Grand Junction, CO

7:30 a.m.

PRESENT: Karen Vogel, Harry Griff, Scott Howard, Peggy Page, Mike Mast, Jim Doody, Harold Staf, John Shaver, Dave Varley

ABSENT: Doug Simons, PJ McGovern , Bill Wagner

GUESTS: Pat Gormley

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

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

AFFIRMATION OF DDA GOALS – At this year’s retreat, affordable Downtown housing was at the top of the list of priorities along with the Parking Garage, 7th Street design, the renovation of Colorado Avenue, Main Street improvements for its 50th anniversary and “other” real estate ventures. The goal is to invest \$11.7 million in Downtown Grand Junction over the next five years.

PROPOSED 7TH STREET AGREEMENT – Karen drafted a letter to Bruce Hill and Kelly Arnold outlining the DDA’s relationship with the City. The DDA is proposing to commit another \$2million to the 7th Street Project to expedite construction. In return, we are asking the city to construct a roundabout at 7th and Grand prior to 2010. We are also asking for matching contributions from the City for Colorado Avenue and the renovation of Main Street. Harry agrees we should expedite 7th Street and he feels we should put 3rd and Main on the table as well. Karen replied that John Shaver specifically advised that we leave 3rd and Main out of this letter. Harold expressed PJ’s sentiments that we should not go forward with our projects without the approval of this agreement. Jim likes the letter as is and suggests that we let Bruce meet with City Council to approve a fundamental plan for investing funds downtown. Harold added that we ask David Varley to put us on the workshop agenda and pointed out that it is time to schedule an annual meeting with City Council.

TIF EXTENSION – Harold spoke with the DDA in Ft. Collins and they are using their TIF money to build downtown housing and a performing arts center. They feel housing is a priority and what drives a downtown. Chip Steiner, Executive Director of the Ft. Collins DDA, is hoping to come over and discuss the issues with us. Senator Bacon and Senator Teck would like to bring up TIF Extensions during the next legislative session. The proposal is asking for a 10-year funding mechanism with automatic renewal using a new baseline. Bernie Buescher is also supportive of this plan. Harold stated that City Council is having a meeting with the legislative delegation next week and that this, among other matters will be discussed.

Harold announced that Maime Lacy passed away recently. She was the widow of Joe Lacy who headed Operation Foresight and was very gracious to him and Nancy when they relocated here.

PARKING GARAGE – Doug, Scott and Harold attended a PMEG meeting last week to discuss various designs for the garage. The committee narrowed it down to two designs; the slant design with circle parking and a dead end on top; or a camel-back design. The camel back design can be narrower, which would help getting past the transformers and other difficulties on the site. Harold mentioned that this design would allow more room for sculptures, retail stores, green areas etc., however, the building would have to built higher (four floors) and require angle parking to accommodate the 320 spaces needed. Pricing and bidding will begin around March 1. Kelly Arnold does not want to go over budget at all and has made this a clear priority.

The garage entrance is a challenging issue. It has to be 150 feet from each intersection and directly across from Alpine Bank's entrance. The other major decision is what it will look like. We would like to see it blend in with Main St. and other nearby buildings. Harold summarized that decisions need to be made regarding the internal structure, construction decision, outside design, and control mechanism.

BID GOVERNANCE/ASSESSMENT – Monday night, the DDA proposed an amendment to the original City M.O.U. that includes the BID. Council approved the proposal and effective January 1, BID employees will be eligible for City benefits. Ron Lappi, BID Treasurer, will set up funds, pay the bills and we will have access to the City's CIRSA insurance pool. The purchasing department will help with bids and contracts. The IT department will help with T-1 lines, computer support and phone system. Other in-kind relationships include services from John Shaver and access to the city attorney's office. Harry moved that the DDA Executive Director be authorized to execute addendum #1 to the M.O.U. between the City and the DDA regarding extending the M.O.U. to the BID subject to other legal amendments; Mike seconded; motion passed.

Pat Gormley asked about the assessment bill. The assessment tax will be a line item on the property tax bill. Jon Peacock has not gotten back to Karen in response to a letter she sent to the commissioners on Nov. 2 based upon Mesa County holdings within the BID that are not assessed; Justice Center, County Maintenance Facility and the County Administration Building. Harry feels that this will be an uphill battle with the county.

The BID Board will be turned over to the DDA early in the new year if approved by City Council. John recommends that we approve the BID budget today. The DTA reviewed their new bylaws and will approve them on January 11. BID bylaws need to be approved as well. The DTA Board will be an appointed board rather than an elected board with 2 members from the BID Board. The DTA Board will meet each month; the DDA will meet each month; and the BID will meet quarterly. There will also be quarterly Downtowner meetings. Harold will send out a schedule of 2006 dates. DTA Board members who would like to be considered for the BID Board will submit application to the DTA Board and then forwarded to the BID Board for consideration/appointment. The DTA would like to get on a calendar fiscal year.

BID BUDGET – Harold distributed the 2006 BID budget. The biggest changes to the budget are sources of funding being from the BID and DDA and the BID election expense is removed. He is showing a \$5-6000 surplus to be rolled into the BID. We will close Partnership books and checking account in February. The DTA will continue to exist to receive contributions from "Friends of Downtown" and non-profits which are not in the BID as well as Enterprise Zone contributions from businesses like the Daily Sentinel and Precision Printing. Gift certificates will also be administered by the DTA. The budget shows \$5,000 under "dues" from the DTA. Harold would like to maintain a 20% reserve fund to take care of any emergencies that should arise. It could take from 3 to 5 years to acquire this surplus. Mike questioned the holiday expenses being decreased by half. Harold explained that due to a fiscal year change we will not have double expenses in one year. Harry asked if we are using Event Masters. Harold confirmed that we are outsourcing our special events and that the cost of contract labor is built in to each event. We will have to use City procurement procedures for their services since their contract is over \$10,000. Harry made a motion to approve the 2006 BID budget; Peggy seconded; motion passed.

Harold distributed the most recent time-line for the 7th Street construction project. The design is scheduled for the first part of the year with bidding beginning in July. Construction should begin in late summer or early fall. He also read a letter from Commercial Federal stating that they are on track with their construction schedule and moving date.

Peggy made a motion to move into executive session

The Board moved into executive session at 8:40 a.m.

EXECUTIVE SESSION-REAL ESTATE

The Board reconvened at 9:00 a.m.

Harry made a motion to authorize the DDA executive director to purchase 4th and White from US Bank pursuant to the terms of the offer. Peggy seconded; motion carried.

A motion was made by Mike to adjourn; Scott seconded; motion carried

Reminder: next Board meeting January 12th, 7:30 am at Whitman School

ADJOURN – 9:05 a.m.