

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, January 12, 2006
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Karen Vogel, Harry Griff, Scott Howard, Peggy Page, Mike Mast, Jim Doody, Doug Simons, PJ McGovern, Bill Wagner, Harold Staff

GUESTS: Pat Gormley, Dave Varley, Donia Moore, Allison Sarmo, Mike McDill, Bruce Benge, Kitty Nicholason

CALL TO ORDER: Karen called the meeting to order at 7:32 a.m.

APPROVAL OF MINUTES: Peggy made a motion to approve the minutes of the previous meeting; Jim seconded; the minutes were approved as written.

TIF EXTENSION UPDATE – Harold met with Representative Buescher to discuss local extensions of TIFs during next week's session. He also met with Commissioner Tillie Bishop and has a meeting scheduled with Ron Teck. This measure would delegate TIF extensions to local entities instead of the voting public. It would be cheaper for the constituency and approved by the body itself. These would be 10 year extensions with on going new bases. Harold and Karen also met with Jon Peacock and talked to CCL, and they did not support this measure. There are ten DDAs in the state and eight out of the ten are for it. The exceptions are Glenwood Springs and Boulder. Pat Gormley wondered about Mesa State and the School District's support.

DDA MEETING SCHEDULE – Harold suggested that the DDA Board only have one meeting a month and would like to get this approved by the board. His suggestion is to have one meeting a month and call a second meeting based on work load. Jim has conflict with the second Thursday of the month and so does Doug. There was discussion about rescheduling meetings. It was decided to look at Jim's schedule and try to see what we can do. Harry would like to see projects on the agenda or maybe in workshops.

GRAND JUNCTION HOUSING AUTHORITY – The Grand Junction Housing Authority is asking the DDA board to sign their yearly resolution for non-audit. Karen entertained a motion to approve the waiver for audit; Peggy seconded; motion carried.

HOUSING PROJECT – Harold attended a meeting with the city to look at defining density in the downtown area. The deadline is the last working day of February to make recommendations to the Community Development master plan. The history of the B1 and B2 areas of density was discussed. Doug has determined that housing is more of a fit at 7th and Main instead of retail, parking and housing. He is looking at condos. The 65 foot limit might be an issue. The zoning is currently 40 units or less on half an acre. Harold is looking at 64 per acre; 32 per half acre with greater height and greater density.

AVALON UPDATE – Kelly Arnold has circulated Dr. Moorman's report among city staff. Kelly convened a lunch meeting at which city staff was present. The consensus was that the Avalon needs to be open and shouldn't be dark. After revisiting the arrangement between the city and the cinema group, it was decided that any excess monies need to go back into the renovation of the Avalon. The city would like the Avalon to be one of four central parts of downtown. With the roundabout at 7th and Main, the Avalon is a kind of events center for the valley. It is time to finish the Avalon project and bring the interior to the standard of the outside. The city would like to upgrade seating (\$150-180 per seat 800-1000 seats), upgrade the concession area and the ticket area. The green room is a disaster! No request has been made yet, however, there may be a request coming from the Avalon to the DDA board along with some community fundraising. Dave Varley said the city would like to contract the Cinema at the Avalon staff to run the Avalon thus coordinating the three groups involved.

7TH STREET PROJECT – Mike McDill confirmed that the expanded design would be at least \$128,000 over budget. The DDA needs to make a decision and put it into the city engineer's work plan so that the process can begin. Harold pointed out that we can get the original plan done if we consider doing the entire project starting in 2007. Mike suggests phasing the work since we cannot get it all done this year. He would like to get going on the 1.4 million contract which includes the roundabout at 7th and Main and one block north and south. Before we approve the extra design work, Karen said we should wait to hear from the city. Harry would like to get it moving; Doug would like to see the roundabout at 7th and Grand; PJ is concerned that the DDA will get stuck with all the bills. Bill made a motion to approve the money to expand the 7th Street design project based on the agreement with the city; Doug seconded: the motion was approved. Harold reminded the board that our first \$700,000 needs to be spent by the end of this year on this project.

Thank you to Mike for his hard work on this and all past projects. Mike announced that he will be leaving the city of Grand Junction to become the engineer for the city of Glenwood. His wife works in Carbondale and they have been apart for the past few years.

ART ON THE CORNER – Harold distributed a memo from Allison stating that most programs pay an honorarium for pieces that are in the show. She would like to approach the board for \$10,250 from the AOTC golf tournament funds to pay these honorariums. This would be out of the operating fund and the DDA would still be buying sculptures out of the TIF monies. She would like to attract more pieces since there are a dozen or more sculpture exhibits in the state. The honorarium is a standard for the industry. PJ made a motion to make the expenditure this year and next year approach the city. Doug would like a follow up report to see if the honorarium actually attracts more artists. Allison introduced Kitty Nicholason as the developer of the 2006 AOTC brochure.

EXECUTIVE SESSION-REAL ESTATE:

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