

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

PRESENT: Karen Vogel, Harry Griff, Scott Howard, Jim Doody, Doug Simons, Bill Wagner, Bill Keith, Steve Thoms, Harold Staf

ABSENT: Peggy Page

GUESTS: Dave Varley, John Shaver, Donia Moore, Mark Relph

CALL TO ORDER: Scott called the meeting to order at 7:36 a.m. He then made a “toast” to the ground breaking of the parking structure!

APPROVAL OF MINUTES: Harry made a motion to approve the minutes of the previous meeting; Doug seconded; minutes were approved.

Scott welcomed back Karen to her continued term on the DDA Board!

Scott sent out an email last week asking for someone to serve on the DTA appointment committee. Steve has volunteered to help and we need one more volunteer. Scott will send out an email to ask if someone wants to help out.

DIRECTORS REPORT: The annual meeting with City Council is scheduled for Monday, the 18th of December. This will be a lunch meeting at around 11:30 at City Hall or maybe Two Rivers.

The “Dalton Gang” has been formed and is raising money to commission a statue of Dalton Trumbo to be placed somewhere near the Avalon Theatre. There is support from the Arts Commission, a foundation and some private donors. The DDA has offered to be the fiscal agent and accept donations since AOTC is part of the Enterprise Zone. We are not responsible if the money is not raised. The “Gang” has raised around \$20,000 and the contract is for \$34,500. If you or anyone you know would like to support this effort, please let Allison or Diane know. If this is successful, there may be other efforts in the future.

FINANCIAL REPORT: Harold distributed the 2006 year to date and revised 2006 budget. The 2007 budget had only a couple of changes from the two year budget approved in ‘06. As of the 3rd quarter of 2006, the DDA has absorbed \$6,000 for AOTC artist honorariums and \$22,500 for the pigeon project and we are still on track for the end of year. Harry mentioned that the pigeons seem to be returning to Main Street. Harold explained that the nests have been eliminated and now the birds are flying around. The total contract is \$37,500, but our obligation is \$22,500 for the rest of the year and then the Parks Department will pick up the cost. Harry asked about rent income for 2007. Harold said the leases are for ten and five years and we will also have parking garage income. Harold would like to build up a reserve to allow for opportunities or issues that may arise.

TIF BONDING ALTERNATIVES: The bond council stated that there is a technicality that requires the maximum annual repayment of the debt and cost of issuance be stated in the Tabor notice in order for the bonds to be bank qualified. The confusion stemmed from the fact that we were not borrowing any money at the time of the election in 2004. Ron Lappi wants to issue \$2.1 million now and go back to election in April. We could ask for a second opinion, but Dee Wiser is the leading attorney in this area and has made this determination. We will discuss this issue with City Council on the 18th.

Harold mentioned that the Legislative Interim Committee on TIF funding is meeting today in Denver. Bruce Hill would like to meet with the DDA in November to discuss various legislative opinions on TIF’s. Harold is concerned about going to election in April. He would like to borrow money from city and have

the election next November. Harry asked how long an election takes, how much it costs and when we need to make a recommendation. John stated that a recommendation could be made right around the first of the year. He also felt that election costs would be minimal. It is a matter of changing organization policy. Harry made a motion to continue discussion until after the legislative session. We will talk about starting a new TIF at the annual retreat.

CAPITAL IMPROVEMENTS UPDATE: There are \$500,000 additional costs on the parking structure from Shaw. We are now at about \$8.3 million and have added close to a million dollars in this current year. Mark passed around figures and suggestions from Shaw as to where to cut expenses. The façade has not been altered. The steel expense is incredible. The energy industry has hit us hard in the construction field. The first package has been awarded and now we are trying to get to a guaranteed maximum price. In November we will come back to the DDA and ask for a recommendation to City Council.

The design for 7th Street is getting close to completion. In early November, we will have final drawings. We still have a good budget, however, we are using a lot of cement in this project! The project will go to bid in December.

Mark distributed a memo from Ron Lappi outlining projects on the TIF budget. The upcoming projects include 7th Street, Parking Structure, Main Street Lighting (Improvements) and Colorado Avenue. The design of Colorado Avenue will begin in 2007 with construction beginning in 2008-09. Harold met with Mark, David, Sheryl and Trent to go over the timing of projects and how they match up with the downtown master plan. There are lots of great things going on, its just construction costs are skyrocketing and are projected to keep climbing. Doug is concerned that there will be bad press for the City when this new budget information is announced and that we should continue the effort to pare down the budget.

Doug made a motion to move into executive session; Bill W. seconded; motion passed. The board moved into executive session at 9:00 a.m.

EXECUTIVE SESSION: REAL ESTATE

ADJOURN: The board adjourned at 9:18 a.m.