

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, January 11, 2006

248 S. 4<sup>th</sup> Street, Grand Junction, CO

7:30 a.m.

PRESENT: Bill Wagner, Harry Griff, Peggy Page, Jim Doody, Bill Keith, Steve Thoms, Harold Staff

ABSENT: Scott Howard, Doug Simons

GUESTS: David Varley, John Shaver, Kristen Ashbeck

CALL TO ORDER: In Scott's absence, Bill W. called the meeting to order at 7:35 a.m.

APPROVAL OF MINUTES: A motion was made by Peggy to approve the minutes of the Dec. 14, 2006, meeting; Bill K. seconded; motion carried.

YEAR END FINANCIALS: Harold distributed the 2006 year-end financial reports:

Fund 103 – Interest income is way up because the Parking Garage and 7<sup>th</sup> Street Projects, scheduled for 2006 were delayed, and that money has collected interest. The utilities are over budget, however there were refunds from the City that are credited to an offsetting income account. In 2006, the DDA contracted services for a bird removal program. Overall, income is \$80,000 above the original budget and expenditures are \$20,000 above original budget including the cost of the bird removal program. The only deviation from the original A.O.T.C. budget was the money the DDA approved for the artists' honorariums. The year-end fund balance is predicted to be \$329,000, which puts us in very good standing. Harold pointed out the extra income is from the DDA's rental buildings. Bill W. asked about the pigeon removal program. Harold explained that there have been 2,000 birds removed from downtown and there are about 500 left. Nuisance Animal Control has cleaned and made repairs to many building tops. He feels they are under control for now. In January, the expense goes to the City Parks & Recreation Department.

Fund 203 – Again, the interest income is up from the original budget and the bond proceeds came in at the end of the year at \$2.18 million for a total of \$2.22 million in revenue. In 2006, the DDA bought 640 Colorado, the International Coin Shop, and Art on the Corner sculptures. The money for the 7<sup>th</sup> Street Project and the Parking Garage is rolled over to next year along with the design work for Colorado Avenue and the Downtown Housing Project.

2007 TIF BALLOT PROPOSITION – John distributed a copy of the resolution that the DDA needs to adopt to authorize the election for April 3, 2007. The DDA should consider the resolution and vote on it and then we go to City Council and set the ballot title. The Tabor notice will contain the projections on the debt to fix the problem the bond council had with the previous notice. The Board may not advocate this resolution as a board after next Wednesday night, January 17, when it goes to Council. Scott and Harold have met with the Grand Junction Chamber of Commerce, School District 51, and The Daily Sentinel. The Library Board and Mesa County are the ones we still need to meet with. The next step is to form a political action committee and pass the resolution. Steve Thoms volunteered to work with Pat Gormley to form a PAC. Harry made a motion to approve the ballot resolution for presentation to council; Peggy seconded; roll call: Jim, Harry, Peggy, Bill K., Steve, Bill W. voted yes; motion carried.

SOUTH DOWNTOWN UPDATE – Kristen talked about the sections that are available for development and what the DDA would like to see complement the downtown area. The Parks Department is also working on the plan for Las Colonias Park. A month from now we will hold an open house to choose alternatives for the design and a plan for transportation to put before City Council this fall. There are strong feelings on City Council that the rail spurs are something they would like to maintain. There are many areas of mixed use that transition from the park to the heavy industrial areas. The City would like to keep the River Trail within the plan from Connected Lakes to Corn Lake with a green belt. There is also a

need for a circulation plan and how the Parkway will be accessed. There is a possibility of redevelopment of parcels between 7<sup>th</sup> and 9<sup>th</sup> Streets. The existing heavy industrial businesses are not in favor of residential use. Harold feels that the two crucial features are the Riverside Parkway and 7<sup>th</sup> Street that will be “key” to accessing downtown and the Riverfront Trail. Harry would like to see guidelines in place for this area in terms of buffering and aesthetics. Harold said the Chamber and GJEP are looking at some of the parcels in this area for light manufacturing or production. Bill W. feels this area will never be residential and feels our focus should be a transition from heavy industrial to light industrial to commercial use. Bill K. asked about the Business Incubator. Kristen said they do need places for their clients to locate. There is a parcel owned by Mesa County they may be willing to sell. We are also trying to get a handle on employee services for this area. Harry feels that this area is not as competitive with downtown as the Parkway. He feels the area between 5<sup>th</sup> and 7<sup>th</sup> is a jewel and the City owns a good piece of it that could possibly be residential. He would like to look at 7<sup>th</sup> Street having a zoning similar to downtown. The committee will come up with three or five scenarios to put in front of the public meeting.

EXECUTIVE SESSION-REAL ESTATE: Bill K. made a motion to move into executive session; Harry seconded; motion carried. The DDA Board moved into executive session at 8:46 a.m.

ADJOURN - Peggy made a motion to adjourn; Steve seconded; motion carried. The DDA Board adjourned at 9:25 a.m.