

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
Thursday, July 12, 2007
248 S. 4th Street
Grand Junction, CO
7:30 a.m.

PRESENT: Scott Howard, Bill Wagner, Harry Griff, Peggy Page, Bill Keith, Steve Thoms, Harold Stalf

ABSENT: Jim Doody

GUESTS: Jodi Romero, Patti Hoff, John Shaver, Scott Holzschuh

CALL TO ORDER: Scott Howard called the meeting to order at 7:30 a.m.

APPROVAL OF MINUTES: Harry made a motion to approve the minutes with one correction; In executive session, Harry made the motion to sell the property at 123 N. 7th Street; Peggy seconded the motion; Bill W. opposed the motion. With that correction, Harry made a motion to approve the amended minutes from the June meeting; Bill seconded; motion carried.

INTRODUCTION OF NEW MEMBERS – Patti Hoff is the Vice President of GJEP. She is a native of Colorado and has been away and is thrilled to be back in Grand Junction. Scott Holzschuh is the President of the Downtown branch of American National Bank. He is a business owner and banker. Jodi Romero is employed with the City Finance Department and has taken Ron Lappi's position as the DDA Treasurer.

ELECTION OF OFFICERS – Scott asked for nominations for Chair and Vice Chair. Harry nominated Bill Wagner for Chair and Steve Thoms for Vice Chair; Peggy seconded: motion carried.

Bill Wagner accepted the position of Chair and began by stating some policy changes. He said we will no longer be tolerating "superfluous bald guys" and he asked everyone to please put cell phones on hold.

DTA BOARD APPOINTMENTS - Bill W. and Scott Howard will interview the two candidates; Roy Blythe and Leigh Ashman. Harry asked how many openings there are. There is one. Bill asked for any input.

PMAG – There are two DDA representatives on this committee. Scott Howard will continue as well as Bill Wagner.

HISTORIC PRESERVATION – The DDA has a designated seat on this board. Karen had the seat and Harold has filled in for the remainder of the term. Patti will be the representative and Bill K will be back up.

AVALON – Harold has been the representative for this committee and they are in the middle of a plan to enhance and redevelop the Avalon. Harold will continue in that capacity. He feels that once this project is complete, the DDA representative should be someone else. The committee has done lots of work in the planning of the current project.

AOTC GOLF COMMITTEE – They are right in the middle of fundraising for the AOTC golf tournament in August. Rick Taggart left the committee so we need help finding sponsors. Scott Holzschuh will help this year. The next meeting will be next Monday at the Rockslide at 4:00 p.m. with Raleigh Sorenson and Harold.

Q2 FINANCIALS – This is the first time that Jodi and Harold have worked on the financials. Harold felt it would be helpful for her to be here to see what questions are asked. The only report we don't have ready is

the TIF report which consists of expenditures for sculptures and election costs. A TIF report will be given at the next board meeting.

103 FUND – We have collected all of the tax money for this year. We still have to post the interest from the TIF fund. Our expenses are on track. AOTC has had the best year ever in sculpture sales! We have, however, had repair expenses because of vandalism. The pig sculpture came back less expensive than thought. Sunrider is destroyed and we cannot get it released from the Police Department. Metamorphosis is still being repaired by All Metals Welding. We will probably go over budget on income and may go over budget on expenses because of sculpture repair. Harry asked about the Trumbo sculpture item. The TIF (203) fund is going to donate \$10,000 to the Operating Fund (103). Jodi gave congratulations to Harold for the turnaround in the funds. Bill W asked if Harold could send the quarterly financial reports along with the agenda and minutes.

DIRECTORS REPORT – The 20-year Downtown Master Plan proposal is one of the most important things we will do. It is a joint effort with Community Development. It is a requirement of the state when you create or extend a TIF. The original plan was done in 1978 or 1981. The new plan is looking at the original town site which is one square mile. Harold was designated as manager of this project. Submissions are due by July 17. Interviews will be conducted around August 1. We will need lots of community involvement from a mix of commercial businesses and residents. We will hold many public meetings over the next six to twelve months.

Security cameras will be installed and tested at 4th and Main. Joe from Sequent will be giving us a report. The VCB would like to partner with us to have a web cam at 4th and Main to display at the visitor center.

Harold has a meeting today with Bernie Buescher to discuss TIF legislation. Harold will report back after the meeting.

CONSTRUCTION UPDATE – The third level of the parking structure should be completed in August. We are looking at November 21 for the grand opening!

Some of the walls along 7th Street are short and skateboarders are riding on these walls. We will be putting deterrents on the walls. Harold feels we have problems with planters on Main Street. He would like some deterrents installed on Main Street. Scott Holzschuh asked what the fine is for skateboarding. John replied that it is a \$50 fine. We have opened landscape bids and will award the contract next week. We will begin irrigation and landscaping around July 30. The second and third phases are progressing nicely; the fourth phase will begin on September 11. Street lighting is being ordered should arrive around November.

Trent displayed the current proposed plan after the design charrettes. We broke up into groups with different property owners and laid out various templates. There was a problem with access to Colorado Java House. There will be a pre-final design meeting July 17. Once the design has been completed, we will either offer it to Mays or bid it out. Harold is concerned about curb cuts as well as the lack of medians to keep people from parking incorrectly with reverse angle parking.

Scott Howard made a motion to adjourn to executive session; Scott Holzschuh seconded; the board moved into executive session at 8:53 a.m.

EXECUTIVE SESSION-REAL ESTATE:

ADJOURN