

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, February 14, 2008
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Scott Howard, Bill Wagner, Harry Griff, Peggy Page, Patti Hoff, Scott Holzschuh, Bill Keith, Steve Thoms, Harold Staf

ABSENT: Bonnie Beckstein

GUESTS: Kathy Dirks, John Shaver, Jacquie Chappell-Reid, Miffie Blozovich, Eve Tallman

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

APPROVAL OF MINUTES: Bill W. began by saying that regarding the minutes of January 24th he did not highly recommend the DISC assessment, it was recommended to him. He also wanted the minutes for January 30th to show that he voted fervently in favor of reverse angle parking. He also suggested that the heading should state that this was a special meeting. With those changes, Harry made a motion to approve the minutes for January 10, 24 and 30; Patti seconded; minutes were approved.

Bill W. mentioned that during the January 10th meeting there was discussion about the assessment notices that reflect the new property valuation. He thinks the DDA should address this issue. He feels we will have problems attracting tenants with higher property taxes. Harry feels that the DDA shouldn't be in the middle. The Gallagher Amendment requires that the cost of increasing taxes be shifted to businesses as opposed to residents and that seniors have the right to be exempted. Scott Holzschuh would like to bring this topic up at the next DDA meeting and see some data about downtown property values compared to other areas of town. Patti feels it is a disincentive for location of new businesses.

The Museum received a grant from the CHS to repair the building's foundation, but not the interior cosmetics. Work will begin in May or June.

TIF LEGISLATION – This bill is subject to change and we will see it again by next Tuesday. Harold feels that CCI will accept this bill. Harold distributed a copy of the bill and a chart with accompanying financials. The income shown is only the property tax. The bill calls for a 20-year extension. Patti asked if that would negate the need to go to the voters in 10 years. Harold replied that we would need to go to voters to authorize a total amount of revenue based on Tabor and bonding capacity which City Council would have to ratify twice during 20 years. Scott Holzschuh inquired about methods of funding. Harry prefers short term bonds for projects. Harold feels that we need to look at our 20 year plan in increments of 10 years. Bill W. asked if Bernie Buescher and Josh Penry were still involved. Harold stated that when we have a bill that is approved by CML and CCI, we will take it to Bernie and Josh.

LEGENDS – Jacquie thanked the DDA for its support of the Trumbo project. Now there is a new group evolving out of the Dalton Gang! They would like to honor various legendary figures in the Grand Valley. Miffie handed out a list of the first five proposed sculptures. Each sculpture will include a plaque describing the person and what they accomplished. She is asking for the DDA's cooperation as a fiscal agent as well as considering funding some of the projects. Harold pointed out that we can only fund sculptures that are located downtown. This is a separate project from AOTC. Tillie Bishop is the chairman of this project, Jacquie is co-chair and Patti Hoff is the other co-chair. The group is asking for \$50,000 over the next five years. Harry does not want to commit funds until we know if the sculptures will be located downtown. Patti added that she would like to preserve the history of the community and it fits in beautifully with DDA plans. Scott Holzschuh made a motion to agree to be the fiscal agent in the fundraising process for the five sculptures and provide an annual contribution of \$10,000 a year for the next five years for sculptures located within the DDA boundaries with said funds to come from the TIF account based on availability of funds; Bill W. seconded; Patti abstained from the vote; motion carried.

LIBRARY- Eve Tallman is here on behalf of the library board asking for financial help with site improvements at the library such as signage, parking lot improvements and landscaping. They are asking for \$34,000 with a total budget of \$85,000. Steve emphasized that the DDA needs to partner with the county and the library. Harry feels we absolutely need to support this, but would like to see the plans. Scott Holzschuh asked if the library is in our district. Harold replied that they are partially and that the funding should be contingent upon them becoming part of the DDA. The money would come out of the TIF project fund. Scott Howard pointed out that we had budgeted \$50,000 for façade renovation that was never used. Harry made a motion to approve the \$34,000 donation contingent upon the library annexing into the DDA district all of their properties; Patti seconded; Steve would like to entertain a motion to increase the donation to \$50,000. John Shaver suggested voting on the first motion and then making a second motion. The board voted on the motion to donate \$34,000 to the library for improvements; motion carried. Scott Howard would like to make a motion to donate an additional \$16,000 to the library contingent upon the annexation of all properties into the DDA district; Bill W. seconded; four opposed; three in favor; motion was defeated.

7TH STREET IMPROVEMENTS – Trent was not able to make it today, so Harold reported that the City has gone over budget and is covering that overage. However, street furniture was not included in the initial project. The City is asking the DDA to provide funding for street furniture such as benches, trash cans, bike racks and ash trays. We would also like to include banners for the 44 light poles on 7th Street and two over the street banners and kiosk improvements on Main Street. The entire cost will be \$100,000. Scott Holzschuh feels that the entire project will not look finished without the proper furniture. He suggested a fundraiser to sponsor benches. Harry made a motion to authorize funding up to \$100,000 with the first \$50,000 dedicated to 7th Street, and \$3,000 earmarked for Main Street kiosks; Peggy seconded; motion carried.

OTHER – Steve stated that the ad for DDA director did not make it into the paper on Sunday. The deadline for applying is February 29. We want to get someone here by May. We can extend the deadline if necessary. The committee will be looking at resumes the week of March 5.

LeRoy Standish, reporter from the Daily Sentinel, has been calling wanting information regarding the TIF extension.

Scott Howard reminded everyone about the retreat at GJEP. He encouraged all board members to complete their DISC papers.

There will be a Downtown Strategic Master Plan charrette next Thursday from 6:30 to 8:30 at St. Joseph Parish Hall.

Peggy made a motion to adjourn; Scott Howard seconded; motion carried. The board adjourned into executive session.

EXECUTIVE SESSION-REAL ESTATE:

ADJOURN