

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES - **REVISED**  
Thursday, September 11, 2008  
248 S. 4<sup>th</sup> Street, Grand Junction, CO  
7:30 a.m.

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

ABSENT: Bonnie Beckstein, Scott Howard

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: Rich Englehart, John Shaver

CALL TO ORDER: Steve called the meeting to order at 8:13

2009 BUDGET – Heidi presented the draft budgets for 2009 with explanation and discussion with the Board including revenue streams, projected end-of-year expenses for 2008 and needs for 2009. Discussion continued with questions about salaries, allocations from various funds, fund balances, and projected tax revenues. Heidi will make the changes and meet with City staff to finalize projections and make sure that expenses are allocated in the correct funds prior to final approval by the Board.

OTHER - Harry would like to address Brady Trucking coming back on the City Council agenda on September 17. Council will be voting on zoning and Brady is requesting light industrial. The Planning Commission has recommended industrial office and light industrial. The last vote was three to three. This zoning interferes with the Master Plan for Las Colonias. The DDA paid for half of the Master Plan, which has been adopted and calls for an amphitheater right by the trucking company. Harry would like the Board to take a position on this issue. Harry made a motion for the DDA to urge City Council not to approve any zoning for Brady Transportation that would be inconsistent with or interfere with the Las Colonias Master Plan; Bill W. seconded for the purpose of discussion; Steve feels that there needs to be an agreement between the City and Brady Trucking. Scott Holzschuh does not want to take a position on this issue. Bill W. feels we should try to buy the property. Harry feels that once they rezone, there will be no way to buy him out. Scott Holzschuh called the question; Bill W., Bill K. and Harry for; Scott Holzschuh, Steve, and Peggy against; Patti abstained; motion defeated. Bill W. suggested that Board members contact City Council members by email to express their opinions.

John added that the City is dealing with a building owner on Colorado Avenue who attributes a crack in his building façade to the current reconstruction. The City is not convinced that is the cause for the extensive structural damage but is continuing discussions to keep the project moving forward.

ADJOURN – 9:25

APPROVED \_\_\_\_\_

DATE \_\_\_\_\_

SENT TO CITY CLERK \_\_\_\_\_

DATE \_\_\_\_\_