

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

BOARD MINUTES

Thursday, January 27, 2011

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

7:30 a.m.

PRESENT: Peggy Page, Bonnie Beckstein, Scott Holzschuh, Bill Keith, Steve Thoms, PJ McGovern, Kevin Reimer, Scott Aker

ABSENT: Harry Griff

STAFF: Heidi Hoffman Ham, Diane Keliher, Kathy Dirks

GUESTS: John Shaver, Rich Englehart

CALL TO ORDER: Peggy called the meeting to order at 7:29 a.m.

APPROVAL OF MINUTES: Scott H. made a motion to approve the minutes of the January 13 meeting; Bonnie seconded; minutes were approved.

AVALON COMMITTEE UPDATE: Peggy met with the current Avalon Board members to form a new Avalon Foundation Board. Harry Griff and Peggy Page are the DDA representatives; Dean Massey and Mike McCormick will represent the Symphony. Current members, Diann Admire; Jim Grisier, Dave Durham, and Jane Fine Foster were given the choice to remain on the board. The only one that hasn't made a decision is Jane Fine Foster. Dave Durham was elected President, Dean Massey and Mike McCormick will share the Vice Presidency, Jim Grisier was appointed Treasurer and Harry Griff will be Secretary. The board will meet the first Thursday of the month at 7:30 a.m.

John Shaver and Heidi Ham attended the meeting yesterday to draft an agreement between the DDA and the Grand Junction Symphony regarding the DDA's matching funds. They agreed to a five-year fundraising campaign and that the Foundation would put out an RFP to hire a professional fundraiser. PJ asked how the fundraiser would be paid. Heidi stated that there is seed money in the Avalon Board's bank account and that the Symphony has stated they have a donor who may be willing to provide funding. Peggy emphasized that the board agreed that this is a fundraiser for the Avalon Theatre to be used as a community venue as well as for the Symphony. Scott H. is concerned with the City's commitment to an ongoing subsidy of the Avalon Theatre and the terms of the Symphony's lease with the Avalon Theatre.

EXECUTIVE DIRECTOR REPORT: The TIF extension committee will meet Friday morning, January 28, to discuss a strategy for the upcoming election.

PJ, Peggy and Scott H. will meet with representatives from the library on Wednesday, February 2, regarding the City Center Catalyst Project.

City Council is expected to approve the April ballot question at their meeting on Monday, January 31. Heidi will attend this meeting.

The next DDA meeting is February 10. Scott A., Bonnie, and Kevin will not be able to attend. Heidi will confirm availability of a quorum before the next meeting.

ADJOURN: Kevin made a motion to adjourn into executive session for the purpose of discussing the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. section 24-6-402(4)(a); Bonnie seconded. The board moved into executive session at 8:40

Scott H recused himself from executive session due to a conflict of interest.

EXECUTIVE SESSION-REAL ESTATE: The board adjourned from executive session at 8:50 a.m. Steve made a motion to ratify the real estate contract; Bonnie seconded; motion passed. General discussion and information sharing followed.

ADJOURN: Kevin made a motion to adjourn; Scott A. seconded; the board adjourned at 9:00 a.m.

APPROVED\_\_\_\_\_

DATE\_\_\_\_\_

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

DATE\_\_\_\_\_