

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, SEPTEMBER 22, 2011  
248 SOUTH 4<sup>TH</sup> STREET  
8:02 A.M.

PRESENT: Peggy Page, Steve Thoms, Bennett Boeschstein, PJ McGovern, Kevin Reimer, Jodi Niernberg, Cynthia Burke

ABSENT: Harry Griff

STAFF: Diane Keliher, Kathy Dirks

GUESTS: John Shaver, Rich Englehart, Jodi Romero, Jay Valentine

CALL TO ORDER: Peggy called the meeting to order at 8:08 a.m.

APPROVAL OF MINUTES: Steve made a motion to approve the minutes of the August 25<sup>th</sup> meeting; PJ seconded; minutes were approved.

APPOINTMENT TO HISTORIC PRESERVATION BOARD: It was decided that PJ and Kevin will alternate this duty.

2012 CIP BUDGET: Jodi Romero, City Finance Office and DTA Treasurer, explained the financing and mission of the DDA. The DDA is funded by debt (bonding) that is paid back by a property (TIF) tax and a sales tax. A base year of property tax values is established and any 'increment' over that base goes to the DDA. The first 25-year TIF is ending this year. It was put to vote, and there will be a TIF extension for the next 20 years. Jodi is here to discuss the DDA's bonding capacity and financing options. By statute, the DDA is guaranteed the first 50% of the TIF funds and the other 50% is negotiated with various special districts. Jodi asked the board to discuss their CIP budget priorities and decide the amount and length of debt they would like to bond.

Jodi will present the 103 (DDA operating), fund at the next DDA meeting. John emphasized that fund 203(TIF) money is specifically to be used remove slum and blight in the downtown area, and whatever money the board bonds for has to be spent within three years.

Jodi handed out a 2012 CIP budget spreadsheet. The City loaned the DDA \$3.2 million in 2010 for the completion of Uplift Phase II. The loan needs to be paid back by the end of 2012. There are anticipated 2012 capital projects of \$197,500. The spreadsheet shows a 5-year plan.

2010 Mesa County property valuations fell by 14% which will impact DDA revenue. Jay projects the first (mandated) 50% of the TIF over the first 10 years would be around \$11 million. The second 10 years, the first (mandated) 50% would bring in \$14 million and the second (negotiated) 50% of the TIF over the first ten years could bring in \$4.8 million. There is potentially \$16 million to bond over the first 10 years. There was discussion of various bonding scenarios. Bennett advocated for the Train Depot and Las Colonias projects and the timing of potential grants from Great Outdoors CO and Colorado Historical Society.

Steve distributed a revised offer for the Scheisswohl Building to the Real Estate Committee for later discussion.

ADJOURN TO EXECUTIVE SESSION: PJ made a motion to move into executive session for the purpose of discussing personnel matters subject to C.R.S. 24-6-402 (4)(f); Steve seconded; the board moved into executive session at 8:50 a.m.

The board reconvened into regular session at 9:05 a.m. Steve made a motion for the DDA board to authorize the Executive Committee to enter into salary negotiations with Harry Weiss for the DDA Executive Director position; Kevin seconded; motion carried.

ADJOURN: Steve made a motion to adjourn; Bennett seconded; the board adjourned at 9:06 a.m.