

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, OCTOBER 13, 2011
248 SOUTH 4TH STREET
7:30 A.M.

PRESENT: Peggy Page, Steve Thoms, Harry Griff, Bennett Boeschstein, Kevin Reimer, Cynthia Burke

ABSENT: PJ McGovern, Jodi Coleman-Niernberg

STAFF: Kathy Dirks

GUESTS: Rich Englehart

CALL TO ORDER: Peggy called the meeting to order at 7:35 a.m.

APPROVAL OF MINUTES: Kevin made a motion to approve the minutes of the September 22nd meeting; Cynthia seconded; minutes were approved.

BOARD UPDATE: Steve announced that Harry Weiss should arrive on October 26th as the new Executive Director. His salary will be \$80,000 with an additional \$7,000 for moving expenses and 8 days of PTO. He will need to take off the first Friday and Monday in November to move his daughter. Steve has asked that he be prepared to discuss the budget on October 27th. Felicia's last day is tomorrow so Harry W. will be picking up the administration of AOTC since we don't have any big CIP projects in the near future. Harry G. would like an inventory of sculptures on loan after the Uplift.

Steve mentioned that the street lights at 7th Street and Grand Avenue are all out. Kevin said he noticed the same thing at 3rd and Main. Rich referred them to the Public Works Dept who will contact Xcel.

The Scheisswohl building closing will be in January or February at the earliest. Negotiations are being handled by PJ. There is a problem with the tenant lease at 560 Salon. Harry G. would like to take a look at their lease.

Two new board members were appointed by City Council; Jodi Coleman-Niernberg (owner of Bin 707 Foodbar) and Jason Ferrington (who does not work or live downtown currently). Steve asked City Council to appoint another applicant to replace Jason. Rich said that Council will look at other applications at their next meeting.

Harry G. reported that the Symphony and Avalon Foundation are looking for co-chairs for their fundraising campaign. They have appointed Karen Hildebrandt and Bob Denning, but they would like a third person. They have decided to not further delay the campaign and go forward with two co-chairs for now. The committee is finishing up the campaign brochure. They have just approved the concept drawing and need 12-15 people for the steering committee. They are aware of the DDA commitment and time constraints. Harry and Steve are both skeptical about the success of the campaign. There was discussion of various fundraising and renovation issues. Peggy will put it on the agenda for the retreat.

The BID special assessment for 2012 has been calculated by Stephanie Tuin and Steve Thoms. The percentage has not been raised, but next year we are adding a 1.5% assessment fee which we have not

collected in the past. A quick poll of merchants and property owners was taken and in light of the school district mill levy override, it was decided to wait until next year to ask for a 5% raise.

The 2012 DDA Budget goes to City Council on November 2nd. The October 27th meeting will be about the budget and salary allocation.

PJ and Steve are looking at office spaces downtown. Kevin suggested the corner unit at the Reed Building. Peggy suggested moving into the GJEP building. Steve would like to look at the Scheisswohl Building if the contract doesn't come through. Peggy doesn't like the staff located in an unsafe building.

Steve mentioned that the next board meeting will address the GVT buses going down Rood instead of Main and the audit exemption for the Grand Junction Housing Authority.

Harry asked about changing the umbrellas in front of Main Street Café. Evan has contacted the Free Press and the Daily Sentinel to raise his concerns. Harry G. doesn't want Harry W. to have to deal with Evan when he arrives. Peggy suggested sending out a letter in the spring when Outdoor Dining permits are renewed.

Steve feels we are in a good position to be creative. Harry W. is very excited to be here and has some good ideas for the future. The City has been very helpful during the transition.

BONDING: The message from the City is that the DDA has to pay back the City line of credit (\$3.2 million) for the completion of the Uplift. We can bond again in the spring of next year. After some discussion, Harry G. made a motion to bond for \$3.5 million; Kevin seconded; motion carried.

RETREAT PLANNING: Peggy would like to schedule a DDA board retreat with the new Director. She would like to have it in November. There is a meeting room at the new Springhill Suites hotel or we could return to Steve's house. The retreat usually begins around 3 or 4:00 with a break for dinner. Steve will send out an email to ask for available dates.

OTHER: Bennett added that there is a buyer for the train depot. Bennett has also spoken with CDOT regarding a cross over from the train depot to downtown. They will have another meeting next week.

The City has applied for a grant for an in-depth study regarding Las Colonias. We won't know the results until December. GoCo has a new riverfront grant initiative. It can be a three-year phased project. Harry G. reminded the board that there is a master plan for the Las Colonias project. Bennett will meet with City staff to discuss this issue.

The Botanic Gardens has some sculptures on loan to them. They need to be covered by CIRSA insurance and maintained. Harry G. feels we need to know where all the sculptures are located.

Rich stated that there have been communications with Mesa County regarding the negotiated 50% of their TIF money on a project-by-project basis. Bennett and PJ did a great job with the commissioners and Shawntell.

ADJOURN: Cynthia made a motion to adjourn; Harry seconded; the board adjourned at 8:47 a.m.