

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, OCTOBER 27, 2011
248 SOUTH 4TH STREET
7:30 A.M.

PRESENT: Steve Thoms, Harry Griff, PJ McGovern, Kevin Reimer, Cynthia Burke, Jodi Coleman-Niernberg, Bennett Boeschstein, Les Miller

ABSENT: Peggy Page

STAFF: Harry Weiss, Diane Keliher, Kathy Dirks

GUESTS: John Shaver, Rich Englehart, Jodi Romero

CALL TO ORDER: Steve called the meeting to order at 7:32 am.

APPROVAL OF MINUTES: Kevin made a motion to approve the minutes of the October 13th meeting; Bennett seconded; minutes were approved.

BOARD INTRODUCTIONS: Steve introduced our new Executive Director, Harry Weiss. Harry comes from Asheville NC and has been a real estate developer specializing in downtown development. (Bennett is on the city council and has a city planner background; Kevin owns three hotels on the west end of Main Street; Jodi is involved in real estate and owns a restaurant on 5th Street; Steve is the owner of The Winery and is DDA's vice chair; Les Miller owns Sentinel Square and is a commercial real estate broker; Cynthia of Burke Construction will be closing the business, but will still own the property located at 3rd and Main; PJ McGovern is a property owner and ski instructor; Harry Griff is a local attorney with an office downtown; Rich Englehart is the Deputy City Manager; John Shaver is the City attorney)

AVALON UPDATE: Harry G. and Steve were called to a special Avalon Foundation board meeting on Tuesday. Jim Grisier, Avalon Foundation Treasurer, wanted the board to review current cash flow. Harry gave a report on the details of the Avalon Foundation and the Symphony fundraising effort.

The Symphony has also submitted a lease for the Avalon to the city, but some issues still have not been resolved. Harry G. sent an email to the Foundation indicating that the Symphony and the DDA need to work more closely as partners. There was discussion of the Symphony fundraising project.

Harry G. left the meeting at 8:00 am.

2012 OPERATING BUDGET: Jodi Romero distributed a print out of how the four funds work for the DDA. Steve will meet with Harry W. and the new board members to explain it in further detail. The first reading of the 2012 budget will be December 7th. The Art on the Corner/Legends project is administered through the 103 fund. Jodi would like an updated Legends report.

Jodi distributed a spreadsheet regarding the 103 revenues. Projected revenue shows a 13% decrease in property taxes. Interest income is down because the fund balance is falling. Lease revenue has been reduced with the sale of leased properties. Donations for AOTC are restricted for the Legends project.

Health insurance premiums have increased. The Parks Department has asked the DDA to share the cost of maintenance for animal removal. The Mesa County Treasurer fee dropped because of less property tax being collected. The inter-fund charges are for city services that the DDA uses. There is also a line item for the 2012 Legends sculptures. Jodi emphasized that the bottom line may need to be adjusted in light of less projected revenue.

VICE-CHAIR UPDATE: Peggy and Steve have been handling issues as they arise.

Fiber optics has been run up and down the Street however there is confusion about how much money there is left for Phase III. The security cameras are on hold for now.

Steve would like to look into the water bill issue that we have at 611 Main Street.

The purchaser of the Schiesswohl Building has requested an extension on the closing date until after January 1, due to a tenant lease issue. John has sent an email to 560 Salon explaining that they will be asked to vacate after the end of the year. PJ suggested moving the closing date to February 28.

The historic train depot has sold to a private party. Bennett, Friends of the Depot, CDOT and the City have been meeting to discuss adding a cross-walk from the depot to the downtown area. Both the City and CDOT have been very cooperative. There will be a meeting on November 1 to look at the initial design.

The Public Safety Building committee contacted Steve and Harry regarding loaning some sculptures to them.

Peggy and Steve want to transfer the Grand Junction Housing Authority money back into the 203 fund.

Steve would like to meet with the two new board members and Harry to get up to speed on various issues.

ADJOURN: PJ made a motion to adjourn; Kevin seconded; the board adjourned at 8:50 am.