

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, DECEMBER 22, 2011
248 SOUTH 4TH STREET
7:30 A.M.

PRESENT: Peggy Page, Steve Thoms, Harry Griff, Cynthia Burke, Jodi Coleman-Niernberg, Bennett Boeschstein, Les Miller

ABSENT: Kevin Reimer, PJ McGovern

STAFF: Harry Weiss, Diane Keliher

GUESTS: John Shaver

CALL TO ORDER: Peggy called the meeting to order at 7:34am

AVALON PROJECT DISCUSSION: Harry W. attended a Council work session and they were enthusiastic about the re-phasing of the Avalon project. Mayor Kenyon said that it needs to be done right, so if the project needs money, he encouraged the DDA to approach the City for additional funding. John added that there is about a million dollars that the City could use that is not Tabor limited.

Harry G. would like our board to have a sub-committee for input into the re-phasing. He is concerned that it will make fundraising harder for the Symphony. Steve feels we have an opportunity to make it a collaborative community project. Harry W. feels that the Avalon Theatre will never be exclusive to the Symphony. Making the stage larger is a good link for other major productions. He feels there is a need to have a broader set of cultural groups represented in conversations with the Avalon Foundation board. He also would consider going to the County for additional TIF funds that could be earmarked for this project. Cynthia feels good about putting our money into this project.

Harry W. would like to go to council soon with a revised agreement regarding DDA funding. The DDA board gave direction to proceed with the re-phasing and endorsed a \$3 million commitment for a revised Phase I design-build approach. This new commitment will be an outright funding commitment with no match expected.

Harry W. suggested the County might also participate. Harry G. observed that the DDA might have other priorities to approach the County for participation. The DDA will form a sub committee to oversee and advise the rephrasing effort. All board members are encouraged to read the entire Westlake Reed study. Harry W. will conduct a workshop on the Avalon re-phasing in January.

FAÇADE GRANT APPLICATION: A new business, named The Palette, in the Two Rivers Condominium building wants to put up a sign. This application raises questions about the grant program criteria. Peggy suggested running it by the Committee to see what they say.

ADJOURN: The board adjourned at 8:45 a.m.