

GRAND JUNCTION DOWNTOWN BUSINESS IMPROVEMENT DISTRICT
BOARD MINUTES
Thursday, July 26, 2007
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Harry Griff, Scott Howard, Patti Hoff, Scott Holzschuh, Peggy Page, Jim Doody, Bill Wagner, Steve Thoms, Bill Keith, Harold Stalf

ABSENT:

GUESTS: Kathy Dirks, Andre Van Schaften, Mike Bell, John Shaver

CALL TO ORDER: Bill W. called the meeting to order at 7:30 a.m.

APPROVAL OF MINUTES: peggy; harry

BID APPOINTMENTS – Scott and Bill conducted interviews for the two applicants for the DTA board. Leigh Ashman with American National Bank and Roy Blythe – Leigh has a lot of experience with the entire organization, but Roy is very interested in downtown – real professional – have a new perspective – Roy is the recommendation from the committee – involved with parking garage – harry asked if Roy's qualifications were better suited to the DDA board – scott said he is interested in marketing the downtown area – scott H. asked if we want someone on the board that would be a working member – harold said it used to be that way, but now the board is more of an overseer of policy – event masters has taken on the events – scott feels that roy is not engaged in the organization – feels leigh has a lot to offer and wonders what roy would bring to the table - harold feels that he likes the separation of board and staff – filling a vacancy for Betty Rubish – harry asked how many positions are available – harry feels that this is a slap in the face to Leigh – how important is it to have a close liaison between a major sponsor and the board – harold feels it would be clumsy to have an ex employee – harry; steve

Peggy made motion to nominate officers of the dta steve thoms and bill wagner

Dta reps peggy and bill will continue to be the reps patti

Q2 FINANCIAL REPORT – 2007 budget to actual – total income – collected about 80% of the total budget – farmers market is performing well, half way through and will surpass budget – art and jazz surpassed budget – received sponsorship for 4th of July surpassing the budget – Wcoga – collection of the special assessment is right on track – expenses – majority of expenses have not happened yet – advertising will pick up 4th quarter – five events that will have expenses – are projecting a nice year end balance – surpass budget by 10-20 thousand – scott asked about the County contribution – the DDA will be paying the second half of – scott asked if we could see a budget that compares quarter to quarter – scott asked about spending down and harold said the standard is 20% of the budget to have in reserve – the BID board has given the responsibility of managing the budget to the DTA board – harold is hoping that sponsorships will help build up the reserve – also looking at grants – jim asked about the city paying its share of the bid – harold does not want to approach the county for any more money – chair accepts the financial report

AVALON COMMITTEE UPDATE – have met with all major organizations – symphony cinema dda arts commission – have effected comments and changes to the draft plan – committee meets this afternoon – plan to discuss the changes – andre, ron beach, harold – ready to make recommendation to the city for a Monday meeting in September – touch on the major changes – 1. city will manage the operations with direction from an Avalon management board – 2. city will retain concession income to keep operating subsidy at 35-50 thousand – non-profit tenants will use the facility free of charge – based on successful fundraising – Avalon management board would need to do the fundraising – needs to be a team effort with the major groups 3. shaw construction estimates that the cost will be 4.5 million dollars – Phase I would be to refurbish the theater itself - .5 million – looking for subsidies and pledges – raise about four million and

ask for about a million from the city?? – doing two feasibility studies – acoustics; fundraising – 20-25,000 dollars – present plans to city and do feasibility study – looking at city to pitch in half and the dda and symphony pay the other half – harold feels that until we have the information, we cannot proceed – harry asked about the non-profits using the facility free and the cinema and symphony funding – the advisory board decided that we would rather do fundraising than pledges – subsidy would be funded through concession sales – looking for one master board and the foundation and advisory committees will be gone – the city will be taking over the management of the Avalon – harry asked why we have to do an acoustic study – harold explained that with a symphony, the acoustics have to be just right – bill k said he feels the symphony is being very cautious – the symphony board has 40 members – about 30 get it – they have decided to do two performances – raise the money, call this your home, - patti wondered if the acoustics study is included in the construction cost – the advisory committee is asking the DDA for funding for the studies – Jim feels that the council needs to know that the symphony is committed to the fundraising – the first money raised will go into the current hall – trying to coordinate fundraising efforts – peggy; scott hol – match the symphony's

Jim; scott 8:37

ADJOURN