

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, AUGUST 25, 2011
248 SOUTH 4TH STREET
7:30 A.M.

PRESENT: Peggy Page, Harry Griff, Steve Thoms, Bennett Boeschenstein, PJ McGovern, Kevin Reimer

ABSENT: Cynthia Burke

STAFF: Diane Keliher, Kathy Dirks, Felicia Sabartinelli-Abeyta

GUESTS: John Brink, Ron Maupin, Rich Englehart, Malinda Miller, Paul Brown, Patrick Eidman, Kathy Jordan, Jim Doody, Larry Nelson, George Dunham

CALL TO ORDER: Peggy called the meeting to order at 7:33 a.m.

APPROVAL OF MINUTES: Steve made a motion to approve the minutes of the August 11th meeting; PJ seconded; minutes were approved. Peggy reminded board members to make reservations for the GJEP Annual Meeting on September 13th.

OUTDOOR DINING PERMITS: Ron Maupin explained the history of the outdoor dining changes this year. He emphasized that having an outdoor patio is a privilege, not a right to use the sidewalk. Heidi had agreed to store the furniture over the winter and he's not sure that's a good use of our money.

John Brink came to say that Evan still keeps encroaching into the next space.

Malinda came to support Ron and John. She feels we are down grading the Uplift.

There was discussion of storage issues and costs. Harry suggested charging for storage. There was also discussion of replacing umbrellas and the BID matching half the cost of replacement.

PJ asked for a copy of the ordinance to be emailed to the board. This discussion will have to be tabled until next meeting. The board needs to review the revised outdoor dining lease.

ADJOURN TO EXECUTIVE SESSION: Steve made a motion to go into executive session to discuss the purchase, acquisition, lease, transfer, or sale of real, personal or other property interest under C.R.S. Section 24-6-402(4)(a); Bennett seconded; the board moved into executive session at 7:55 am

The board reconvened into regular session at 8:05 am.

Harry made a motion to accept the recommendation of the real estate committee to authorize Peggy to sign the real estate purchase and sale offer from Paul Brown in the amount of \$310,000; PJ seconded; motion passed.

PRESENTATION - FRIENDS OF THE DEPOT: Paul Brown gave a history of the Friends of the Depot project. He feels the Depot would make an historical anchor for downtown, similar to the Avalon Theater. The group had received a previous grant from the Colorado Historical Society for a structural assessment and

had a college student draft some plans. Paul emphasized that the building is in disrepair and causing blight to that area of Downtown.

They now have a grant from CHS to restore the outside of the building provided there is an owner to receive and match the grant. The title to the building is held by Alpine Bank. They are willing to sell it for \$350,000 to get it off the books. The committee has presented this to the DDA before. Harry asked why Alpine Bank can't sign off on the grant. Patrick stated that the Alpine Bank attorneys had an issue with the front easement.

PJ asked about the matching part of the renovation grant. Patrick explained the matching grant process. Harry figured that the maximum cost to the DDA would be \$545,000. PJ suggested that this might be the time to go to the County to ask for the other 50% of the TIF. Patrick does not want to lose the CHS grant and the deadline has already been extended. John asked if the ownership on the application can be changed.

Bennett emphasized that Amtrak brings a lot of travelers through Grand Junction and the Depot needs to connect to Main Street. Larry feels that it would take about a million dollars for a very nice renovation of this National Historic Building. There was discussion of various scenarios of partnering with Alpine Bank. Peggy asked what the date is for the CHS grant expiration. Patrick stated that it is sometime in November, 2011.

REQUEST TO CITY COUNCIL: The DTA board recommends that free holiday parking start at 10 a.m. instead of 8 a.m. The reason is that Downtown employees are taking advantage of the free parking that is intended for customers. They would like the City to make signs indicating "no free parking before 10 a.m." for the parking garage and send out a reminder notice with November parking garage bills to "park in your designated space during free holiday parking". There was discussion of free parking and enforcement issues. Harry made a motion to ratify the DTA recommendation of starting free parking at 10:00 a.m. instead of 8:00 a.m. subject to approval by City parking management; Kevin seconded; motion carried.

PERSONNEL PROCESS: Monday, August 29th telephone interviews will be conducted by Kevin, Steve and Peggy. The assessment center is scheduled for September 20th with a reception the evening of the 19th. Cynthia, Harry and Peggy did the initial screening and narrowed applicants to the top six. All six have quite a bit of experience in TIF funding, forming BID'S and DDA'S, catalyst projects, etc. Half of the candidates are from Colorado and half would be relocating from another state. Harry cannot be there for the assessment center.

BOARD COMMENTS: Bennett asked who would approach Alpine Bank and CHS. Harry still feels that Alpine Bank needs to donate the building to the Downtown Partnership and then the application could reflect 25/75% match instead of 50/50% as well as provide an Enterprise Zone tax credit for Alpine Bank. PJ will speak with Alpine Bank and will also have a conversation with CHS, Mesa County, and Friends of the Depot.

Peggy will not be here for the September 8th meeting. Steve will lead the meeting. Please let Peggy or Steve know if you will be here or not so that we will have a quorum. Peggy encouraged City Council to appoint two new DDA directors as soon as possible.

ADJOURN: Steve made a motion to adjourn; Kevin seconded; the board adjourned from regular session at 9:15 am.