

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
February 17, 2005
248 S. 4th Street, Grand Junction, CO
7:30 a.m.

PRESENT: Karen Vogel, Harry Griff, Harold Stalf, John Shaver, Scott Howard, PJ McGovern, Becky Brehmer, Harry Butler, Pat Gormley, Mike Mast, Bill Wagner

ABSENT: Doug Simons

CALL TO ORDER: Harry called the meeting to order at 7:30. He introduced Louis Radke, downtown resident, who is sitting in on the meeting today.

APPROVAL OF MINUTES:

UPDATE ON CHS REVIEW OF ELKS BLDG: Josh Comfort and John Held of the Colorado Historical Society explained the overview of the project. They will meet with members of the Elks Club today to discuss issues. John will represent the CHS viewpoint as far as the historic renovation costs, and some minor adjustments that are not really historic, at a cost of \$1.2 million. He remarked that there is a solid building structure, with some minor functioning pieces needing to be replaced. As far as the Art Center application, it will take approximately \$400,000 to make the accommodations. John has contacted local electricians and mechanics to help prepare the estimate. How much latitude does the Arts Center have to influence the renovation? John stated that the Art Center project is considered a rehabilitation project rather than a renovation, while preserving certain standards of character defining features and public entrances. There would be considerable flexibility for the Arts Center use including the ceramics facility. The two elevations near the front, however, need to remain intact. What should happen in the event the Arts Center needs to relocate? The CHS would only need the grant money back if the building were sold to a private owner. Could we tear the building down? There is generally a covenant tied to any structure for up to 10 years. What about the side building? It depends on the period of significance. Karen made a motion to go into executive session, Scott second, motion approved.

EXECUTIVE SESSION-REAL ESTATE:

EXECUTIVE DIRECTOR REPORT - A motion was made to authorize Harold to execute the Cheers sale agreement by Karen, Mike second, motion passed

A memo agreement between the DTA and DDA was presented to the DTA. The DDA can use this document as a precursor to the BID business plan of one entity, one board, one director, and one staff. The DTA would be responsible to promote the BID and collect dues and contributions from members for the remainder of the year. All monies for paying the staff will come from the DTA. In paragraph 5, Harry would like to add the DDA board to the phrase "as reasonably established by the DTA board". It was also requested that paragraph 8 include the Downtown Partnership in the phrase "employee of the DDA or the City". Becky requested clarification of the one board concept. Karen explained that after the BID, there will be a 9 member DDA board with 2 DTA crossovers. Becky stated she is concerned about the integrity of the DDA board. Harry entertained a motion to authorize the MOA subject to final approval by John. Bill made the motion, Karen second. John added that paragraph 5 allows Harold the flexibility to avoid conflict. Harry would still prefer reference to the DDA board in paragraph 5. Mike moved, Karen second, motion passed.

Roxie, Mike and Harold interviewed the top 5 candidates for the Events Coordinator position and offered the position to Leanne Ingwersen, events coordinator for Mesa County Fairgrounds for the past 5 years. She is scheduled to begin March 21. Janet, Dale and Harold interviewed for the Marketing Coordinator

positions. They also interviewed the top 5 candidates and offered the position to Leigh Ashman, former intern and employee of KKCO and KJCT with a graduate degree from Wichita State University. She has completed an internship with Disney and is moving back to her hometown. She will begin March 1.

BID conference phone call – Karen stated, “We got there” using formula three which includes a vendor fee. The DDA board will set inflation percentages as well as parking lot rates. The collection of the vendor fee will go through Ron Lappi’s office. The consultants will look at other communities and Tabor issues to determine the best method. There is still a lot of work to do.

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