

## GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

November 2, 2020

**Meeting Convened:** 5:30 p.m. in the City Hall Auditorium

**Meeting Adjourned:** 6:33 p.m.

**City Councilmembers present:** Councilmembers Kraig Andrews, Chuck McDaniel (attended virtually), Phyllis Norris, Phil Pe'a, Anna Stout (attended virtually), Rick Taggart (attended virtually), and Mayor Duke Wortmann.

**Staff present:** City Manager Greg Caton, City Attorney John Shaver, Finance Director Jodi Welch, General Services Director Jay Valentine, Public Works Director Trent Prall, Senior Assistant to the City Manager Greg LeBlanc, Parks & Recreation Director Ken Sherbenou, Sports Facilities Supervisor Marc Mancuso, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

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Mayor Wortmann called the meeting to order.

### **Agenda Topic 1. Discussion Topics**

#### **a. Downtown Plaza Project**

Director Stam provided an overview of the Project and reviewed parking in downtown (as parking spaces are lost to create the Plaza space). The DDA is pursuing private parking opportunities to open up additional opportunities. Renderings of the Plaza were provided that include a stage and possible shipping containers for businesses. A new restroom facility is not included as part of the Project and the DDA would like to partner with the City to explore this option.

Councilmember Stout noted the non-profit community could use this space to host events and are therefore supportive. Councilmember Norris stated that parking is available in the parking garage. Councilmember Taggart discussed the location of stage and suggested it be moved because of sunlight in the afternoon and proximity to the street.

#### **b. Downtown Development Authority (DDA) and Grand Junction Downtown Business Improvement District (BID)**

A presentation and overview of the BID and DDA Budget (including highlights of 2020 activities and projects) and discussion of the 2021 priorities for both organizations were provided by Director Stam.

Due to COVID, there were fewer events in 2020; however successful events were held that include the Art Show and the Car Show.

The DDA 2021 budget is projected to be \$2.8 million with \$1,126,229 accounting for operating costs, special projects/grants and \$250,000 set aside as contingency funds. The remaining expense is the debt service payment in the amount of \$1.68 million related to the debt issuance for Las Colonias, Two Rivers and previous capital projects. The 2021 BID budget is projected to be \$335,108 which assumes that events return to Downtown. Roughly half of BID revenue comes from vendor fees and sponsorship revenue while the other half comes largely from the special assessment, DDA contribution and City Payment in Lieu of Taxes (PILT).

**c. Lincoln Park Stadium Refinance and Renovation**

Mr. Caton introduced the item. The refinance on the Lincoln Park Stadium affords the opportunity to renovate this major cornerstone of the community's infrastructure.

Bruce Hill, Vice Chair of JUCO and Chairman of the Parks Improvement Advisory Board (PIAB) provided a history of the bonds and past discussions regarding refinancing.

The 2019 Stadium Master divides projects into 2-4-year improvements, 10-12 year and 12+ year. The 2021 renovation will implement most of the 2-4-year projects described in the 2019 Stadium Master Plan project. The annual debt service for the Stadium is currently \$532,000; \$300,000 of this coming from JUCO and \$232,000 from the City of Grand Junction. It is proposed that the City keep the JUCO payment flat at \$300,000 and increase the City's payment to \$300,000 per year which will be paid out of the City's allocation of Conservation Trust Fund dollars. Colorado Mesa University has also agreed to contribute \$100,000 per year towards the annual payment for a total of \$700,000. The final budget for this renovation will be at least \$6,000,000 and up to \$9,000,000 depending on grants earned and any other partner contribution commitments.

Examples of projects identified as community priorities include enhanced entry/circulation/seating; Stocker Stadium ticketing, Infrastructure, and bleachers; Suplizio Field outfield replacement; parking lot and site improvements; technology/electrical/audio visual infrastructure upgrades.

Support was expressed for this refinance.

**Agenda Topic 2. City Council Communication**

There was none.

**Agenda Topic 3. Next Workshop Topics**

There was no discussion.

**Agenda Topic 4. Other Business**

None

**Adjournment**

The Workshop adjourned at 6:33 p.m.