

GRAND JUNCTION CITY COUNCIL READINESS SUMMARY

July 15, 2013 – Noticed Agenda Attached

Meeting Convened: 5:00 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:08 p.m.

Council Members present: All except Councilmember Brainard. Staff present: Englehart, Shaver, Romero, Trainor, Moberg, Portner, Tice-Janda, Ranguet, and Tuin.

Agenda Topic 1. City Council Economic Development Budget – 2013

City Manager Englehart introduced the topic, reviewing a chart on the City's community investment overall and then specifically transportation projects. Next the list of Partnerships, Special Events, Sponsorships, and Dues was discussed. Councilmember Norris voiced concern about labeling these expenditures as economic development because these funds are not used to create jobs. Renaming these expenditures was suggested.

Jon Marachin, Incubator Director, described how the City funds help them expand and grow as well as leverage additional funds.

Kelly Flenniken, Grand Junction Economic Partnership (GJEP) Director, explained the use of the City's financial support. GJEP recruitment has been focusing on aviation, medical device manufacturing, and some energy related industries.

Other items on the list included dues and the membership fee paid to Mesa Land Trust which they use for operating expense.

Agenda Topic 2. Commercial and Industrial Projects Under Review

City Manager Englehart referred to the list of commercial and industrial projects in the pipeline. Greg Moberg reviewed the projects that have come in for a meeting and those which have actually submitted an application over the last eighteen months.

Agenda Topic 3. Listening to Business Update

City Manager Englehart advised that the Listening to Business program has been transferred to Kelly Flenniken as part of the Economic Development (ED) Partners. Ms. Flenniken provided an overview of the program and the tools that they use. She noted the adjustments made in the Planning Department to streamline the process have made a difference and were not issues with the companies interviewed this time. Four challenges came up in the last round of interviews: implementation of the health care act, workforce, location (specifically as it relates

to shipping and receiving and international travel), and quality of life. An overall report will be issued at the end of the year.

Jon Marachin added that the Incubator has retained a former engineer to interview some smaller companies to see if there are gaps to fill. There is also a manufacturing council which formed about seven years ago that meets in order to address some of the challenges like shipping, etc.

Agenda Topic 4. City Economic Development Activities

Regarding Grand Junction Staff participation in ED, City Manager Englehart reviewed how the City reorganized in order to form the Economic Development and Sustainability group. Greg Moberg explained how the group works promoting partnering. Both Mr. Marachin and Ms. Flenniken supported the efforts of the group. Mr. Moberg spoke about providing information to companies including available locations, site planning, and demographics to help make sure the business succeeds. Councilmember Boeschstein encouraged directing companies to the already developed industrial and business parks in the community.

City Manager Englehart then referred to an economic development tool that is about to sunset, specifically the Westar Aviation Sales Tax Exemption. He asked Ms. Flenniken to elaborate. Ms. Flenniken explained how the sales tax exemption for aircraft parts installed in a repair shop has helped a local business compete nationally and how this has directly helped the local company to expand. The City Council supported renewing the exemption for another three year term. Councilmember Chazen suggested that such exemptions be considered for other industries.

Next the Houston Trip was discussed. Councilmember Norris reviewed the history of trying to develop Grand Junction as an epicenter for energy. Houston has an energy development park thus the reason for the trip. Many of the attendees brought home ideas for Grand Junction, on a much smaller scale.

Lastly, Staff reviewed the development application process for the Tire Warehouse at 5th and Glenwood Avenue and what happened that caused that project to fall through. There was an issue with the applicant not responding to critical time frames and the project failed to go forward.

Agenda Topic 5. Next Steps

Public Works, Utilities, and Planning Director Trainor advised that a score card was developed that includes Comprehensive Plan accomplishments in the last three years. He offered to provide that information to the City Council. Councilmember Boeschstein noted that it is good that the City has a Comprehensive Plan as businesses like to see planning in the

community. Councilmember Norris said the City needs to continue to listen to businesses so she would like to see a group formed, with Deputy City Manager Moore facilitating it, to go out and hear what businesses have to say. The idea of a questionnaire being developed and given to the GJEP, the Incubator, and Chamber boards, and perhaps even expanded to others was discussed.

Agenda Topic 6. Other Business

Council President Susuras asked for each Councilmember to update the rest of Council on what is going on with the boards they sit on.

Councilmember Chazen said the DDA board discussed the funding agreements with DDA and the Avalon and also discussed White Hall. Regarding Associated Governments Northwest Colorado (AGNC), he will not be attending the next meeting which is in Steamboat.

Councilmember Norris said the Grand Valley Regional Transportation Committee (GVRTC) has not had a meeting since the last update.

Councilmember Doody said the Housing Authority is reviewing audits. Regarding the Public Safety Facilities Committee, the projects are moving along; Fire Station #2 is getting a new roof, Fire Administration is open, and they are working on some issues with the HVAC at the Police Department Building. The dedication date is September 7 for the Public Safety Complex.

Councilmember Boeschstein said they interviewed applications and selected four new members. Riverfront Commission is excited about the progress for development of Las Colonias. Mesa Land Trust is working on their monument corridor plan to retain more open space. The Incubator Board meetings he attends have already been discussed.

Council President Susuras announced that the Airport Board has finally reached agreement on airport tenant leases. The Board approved a contract with Shaw Construction for an \$8 million administration building and all but \$300,000 is grant funded.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
READINESS SESSION
MONDAY, JULY 15, 2013, 5:00 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

To become the most livable community west of the Rockies by 2025

Growth and Economic Development Issues

- 1. City Council Economic Development Budget - 2013**
- 2. Commercial and Industrial Projects Under Review**
- 3. Listening to Business Update**
- 4. City Economic Development Activities**
 - Grand Junction Staff Participation in ED**
 - Westar Aviation Sales Tax Exemption**
 - Houston Trip**
 - Tire Warehouse at 5th and Glenwood Ave.**
- 5. Next Steps**
- 6. Other Agenda Topics**