

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, SEPTEMBER 5, 2013
248 SOUTH 4TH STREET
7:30 A.M.

PRESENT: PJ McGovern, Kevin Reimer, Les Miller, Stephan Schweissing, Jason Farrington, Shane Allerheiligen, Martin Chazen

ABSENT: Jodi Coleman-Niernberg, Kirk Granum

STAFF: Harry Weiss, Diane Keliher

GUESTS: Rich Englehart, John Shaver

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

APPROVAL OF MINUTES: Marty made a motion to approve the minutes of the August 22nd meeting; Stephan seconded; minutes were approved.

RESOLUTION 2013-07: Harry drafted a resolution for the exchange of real property between the City of Grand Junction and the DDA (three Avalon parking lots and White Hall). This issue is not on the City Council agenda yet since there still needs to be some work on the re-platting of the property. The DDA would like one of the conditions of the new plat to be re-designation of the building from a condominium to a single parcel. PJ asked if there are other balance sheet items (such as the breezeway from the parking garage and the end cap of the parking garage as well as the parking lot in the 500 block south of the Main Street breezeway to Colorado Avenue) to clean up. Harry reported that we had discussed a larger balance sheet clean up with the City, but for the purposes of moving the White Hall property forward, we would focus on this limited exchange. He suggested the parking lot on the 500 block of Colorado Avenue comprising separate DDA and City parcels might be a good candidate for DDA ownership as a future infill development site. Rich stated that the parcels named in the resolution are specifically referenced in the City's capital grant request to DOLA for the Avalon renovation and will count towards the match requirement for that grant. Shane made a motion to approve Resolution 2013-07 ratifying and authorizing the exchange of real property between the City of Grand Junction and the Grand Junction Downtown Development Authority; Jason seconded; motion carried.

CITY MARKET FUEL CENTER: City Market has dropped their contract on the former Wachovia Bank building at 1st and Main. They have submitted a site plan for 1st and Grand with one condition; they are asking for a higher level lighting ordinance standard. They are going to the City of Grand Junction Planning Commission next week to ask for a 100% increase in lighting by way of variance. Harry asked for the Board's input concerning the variance request and whether the Board would like him to prepare comments for the Planning Commission hearing. PJ asked if the City ordinance is about light pollution or energy use. Stephan wanted to know if City Market has asked us for help. Marty asked what we would say to adjacent properties as far as the fairness issue. The Planning Commission may need input from the DDA for code analysis. Kevin felt it was appropriate to evaluate the current lighting code and Rich suggested addressing lighting codes on various "core" streets. It was decided that the DDA would like to express support for the fuel center project generally, but not advocating for or against the variance request. Harry will draft a letter to send to the Commission.

OTHER: Marty would like to follow up on the Parade of Lights parking issue. The DDA needs to address City Council soon. The request could be combined with the free parking solicitation. Harry will draft a letter to City Council.

ADJOURN: PJ made a motion to adjourn; Marty seconded; the board adjourned at 8:00 a.m.