

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, JANUARY 23, 2014
248 SOUTH 4TH STREET
7:30 A.M.

PRESENT: Jodi Coleman-Niernberg, Les Miller, Shane Allerheilgen, Martin Chazen, Jason Farrington, Kevin Reimer, Stephan Schweissing

ABSENT: Kirk Granum, PJ McGovern

STAFF: Harry Weiss, Diane Keliher

GUESTS: Rich Englehart, Bennett Boeschenstein, John Shaver

CALL TO ORDER: Jodi called the meeting to order at 7:31 a.m.

APPROVAL OF MINUTES: Stephan made a motion to approve the minutes of the January 9, 2014 meeting; Jason seconded; minutes were approved.

MEETING SCHEDULE CHANGES: Harry will be attending a Smart Growth Conference during the next scheduled DDA meeting on Thursday, February 13th therefore he would like to change that meeting to Thursday, February 6th. Harry would like to establish the first meeting of each month as the designated BID board meeting time. As the BID steering committee regularly meets the third Wednesday each month, that would accommodate their being able to bring forward items to the full Board. Jodi asked if the resolution that the board approved at the retreat regarding the DDA meeting schedule would need to be revised for the February 13th meeting. Harry said that we would need to post notice of cancelation, and inform the City Clerk, but would not need to revise the resolution.

SUMMARY OF JANUARY DDA RETREAT: Harry emailed an executive summary of the January 9th DDA retreat to the board. He tried to capture the essence of the meeting. John stated that the summary does not necessarily need board approval, however Les made a motion to approve the summary of the January 9, 2014 DDA retreat; Jason seconded; motion carried.

CONFLICT OF INTEREST PROCEDURE: At the retreat, the board discussed both annual disclosure letters and a conflict log. The annual letter would report each Board member's real estate and business interests in the district from which potential conflicts might arise. The conflict log records financial transactions (gifts received, services given, complimentary offers) of \$50 or more that might be construed as currying favor. John said the City is trying to be as transparent as possible about financial transactions. It is up to the DDA board's discretion on how far to take it.

Harry reminded the Board that anything he emails to or receives from Board members is considered a public record. John stated that the standard rule of thumb is to consider any written correspondence as if you wouldn't mind seeing it on the front page of the Daily Sentinel.

Harry added that, to the degree we can anticipate them, we will post notice of outside functions that DDA board members attend. John said that if any DDA business is discussed at a function it should be noted.

Les asked if the DDA office would keep the conflict log. Harry said to send an email to Diane and she will log it.

FAÇADE GRANT RECOMMENDATION: Suehiro's has submitted a plan to improve their façade at 541 Main Street. Jason and Les have reviewed the application and are recommending a grant in the amount not to exceed \$8,421.59 as the eligible match of project expenses. Shane asked about the location of the front columns. Harry explained that they are part of the signage, which is not an eligible expense, and are located on private property, not on the sidewalk. The grant will be primarily for brick repair, a new storefront wall with fenestration, electrical work and stucco work. Jodi asked if the windows are included in the grant. Harry replied that they are part of the project. Marty asked how much of a budget there is. The façade grant budget for 2014 is \$50,000 based on years prior. We currently have around three projects that are proposed with a maximum of \$10,000 each. Shane made a motion to approve the Suehiro façade grant application; Jason seconded; motion was approved.

UPDATES: Harry has been reviewing the RFP for asbestos removal on White Hall. PJ wanted to post signage on the fence surrounding the building, but City staff checked it out and felt it was sufficiently contained. Jodi asked if there are any "danger" signs. Rich replied that there are "no trespassing" and some "danger" signs.

The Visitor and Convention Center held a Travel and Tourism meeting which was very informative. It emphasized what the travel industry does for businesses and economic stimulation as well as job creation. Harry will circulate the power point presentation to the board. Tourism is the leading export industry in the U.S. Harry encouraged the board to sign the new petition for the Colorado National Monument to become a National Park. The committee needs 1,000 signatures of people who are in favor of the legislation. Jodi asked if there is a conflict with her business advocating for a National Park. John said you just need to make sure you indicate what "hat" you are wearing. The only time it would be a conflict is if in acting as the DDA Chair she was gaining a direct personal benefit. Kevin added that he feels Two Rivers Convention Center needs to do more marketing of the facility and welcoming of the visitors to the downtown area.

The Homelessness and Vagrancy task force met Monday to discuss a draft panhandling ordinance that would give the City and law enforcement some tools manage that activity. The meeting also talked about other ways to use Whitman Park such as the fire department using the facility for training or exercise clubs needing a space and even some special events. Harry asked if the board would want to take a position on the ordinance. John explained that while panhandling is constitutionally protected speech, the "time, location, and manner" of panhandling can be restricted to manage public safety concerns and address aggressive behaviors that might otherwise be handled under complaint-driven harassment laws. Stephan asked that the ordinance be circulated for the Board's review. Marty asked if the ordinance should be approved by Council before the DDA sees it. Rich will send it out after Council has a chance to look at it again. Harry asked if this would affect sidewalk vendors and buskers. The City will support the sidewalk vendor permit and as long as buskers are not approaching people directly, they will not need a permit. Stephan emphasized that it has to be "reasonable" restrictions.

Shane reported that the Avalon board is shaping up nicely. There are some new members and the board has a fundraising committee that will be more active. Robin Brown is rolling out the "Take Your Seat" campaign at a \$1,000 per seat. Jodi suggested that the Avalon have a fundraising booth at the Art

& Music Festival. Harry stated that Wells Fargo is no longer the sponsor, so the main stage will be located in front of the Avalon.

The Downtown Housing Study has had great press. Harry has been contacted by developers (local and out of town) very excited to hear the results. There was a meeting scheduled with the focus group of developers and builders this week, but the Sonoran group needed more time for the market study. Harry is encouraged by the number of developers that are interested in the project.

Harry met with Chris Endreson, the Western Slope coordinator for the Center for Community Development at UCD's College of Architectural Planning. They do conceptual design work in conjunction with DOLA projects. Marty asked if this is in connection with White Hall. Harry stated that they would analyze design concepts for a number of projects around Downtown. Rich asked that we not approach them with a Whitman Park project until more groundwork is laid and City Council can provide input and direction.

Harry wanted to let the board know that the Parks Department will be soliciting the DDA for matching funds for this year's Las Colonias GoCo grant. They will make a presentation at the February 6th meeting.

Jason asked about the webinar for Private Activity bonds. Harry explained that Industrial Revenue bonds can be issued on behalf of a private entity. Harry was appointed to the State committee that allocates funds for these projects and noticed that there is a surplus of funds for industrial businesses. CHFA is producing a training webinar that Harry thought would be interesting to the board. Jason suggested this funding for the development of the industrial section of South 7th Street. John said West Star Aviation looked at this type of funding. Harry added that the funds can also be used for housing development. Marty stated that since the next board meeting will be a BID meeting, he is hoping to address business development issues.

Bennett mentioned that he will be attending the Saving Places Conference Feb. 5-9 in Denver to showcase the Grand Junction Aspinall Federal building. John Schler, chairman of the Historic Preservations Board, will also be attending. This will be an opportunity to highlight Grand Junction's successes and failures regarding its historic buildings.

Harry added that there are also rehabilitation tax credits available for historic buildings. Colorado has one of the weaker programs nationally. Colorado Preservation, Inc., along with History Colorado are working with state legislators to increase the economic benefits and utility of the tax credits, and to make them transferrable. Tax credit eligible properties must be on the National Register or a local register. Grand Junction doesn't have a lot of historic buildings on the National Register, though there are quite a few in the downtown that would be eligible individually or in the context of a historic district. Harry will prepare some background information for the board regarding the criteria and process to register historic properties.

ADJOURN: Jason made a motion to adjourn; Les seconded; the board adjourned at 9:00 a.m.