

Parks Improvement Advisory Board

June 22, 2010

Item 1: Meeting Called to Order by Chair Bernie Goss at 12:12 p.m.

Roll Call

Board Members Present: Bernie Goss
 Harry Butler
 Tom Kenyon
 Lena Elliott
 Craig Meis

Stadium Members Present: Bruce Hill
 Jamie Hamilton
 Paul Cain
 Craig Meis

Parks & Recreation Staff Present: Rob Schoeber, Director
 Tressa Fisher, Administrative Specialist

City Finance Staff Present: Jay Valentine, Finance Director

Item 2: Approve Minutes

Jamie Hamilton moved to approve the April 14, 2010 Parks Improvement Advisory Board minutes. Lena Elliott seconded.

Motion adopted by Parks Improvement Advisory Board: Yes 7 No 0

Item 3: Financial Report

Jay Valentine reviewed the current financial report (see attached), stating the fund balance does not include Mesa State's final turf payment of \$33,000. Bruce Hill stated the City's new software now combines the Parks Improvement Advisory Board's General Fund and Stadium Fund totals. The current total balance is \$465,400. Paul Cain pointed out an accounting error regarding the School District's contributions, as the amounts appear to have been switched between the general fund and stadium fund. Craig Meis questioned the budgeted amount of \$5,500 for Mesa County's general fund contribution.

Craig Meis moved to approve the current Parks Improvement Advisory Board financials, pending the above amendments. Paul Cain seconded.

Motion adopted by Parks Improvement Advisory Board: Yes 7 No 0

Item 4: Stadium Improvements

Bruce Hill distributed a copy of two scenarios for the stadium improvements (see attached), stating this concept could be used by the City of Grand Junction as a method of collateral through the Grand Junction Finance Corporation or the Parks Improvement Advisory Board to secure the debt. The Bond Committee's recommendation is that the City lease the stadium from the Parks Improvement Advisory Board, in order to proceed with the \$8.3 million project, of which JUCO has pledged a total of \$4.5 million. Mr. Hill stated JUCO's 25 year contract requires the improvements be completed within five years, otherwise the contract may only be extended for three more years.

Bruce Hill requested the Parks Improvement Advisory Board make a \$250,000 contribution from the stadium fund towards capital infusion, providing an opportunity for "all" of the Board partners to show their support by making a significant contribution upfront. Discussion ensued regarding the City's capacity for debt. Councilman Hill reported the City has revenue through opens space and lottery funds that can be used for annual allocations; these funds, combined with JUCO's 50 year history, and a 25 year contract will all help guarantee payment of the debt. Bruce Hill stated, should the City Council approve the funding resources, the City also might be able to help reduce the debt through conservation trust funds.

A brief discussion regarding the current user fees occurred, along with the need for future discussions regarding which fund (general or stadium) the user fees will need to be allocated. Rob Schoeber distributed a packet of information, which included the current dues structure, the stadium's fees and charges, and historical user fee information (see attached). Jamie Hamilton said JUCO's desire is to approach this project similar to the turf project, in which the Board takes it on as a capital improvement rather than raising user fees. Mr. Hamilton stated JUCO intends to commit \$300,000 per year and hopes City Council will see this as a safe investment. Tom Kenyon discussed the additional benefits JUCO provides the City, such as lodging and restaurant revenues, suggesting the City might also consider redirecting those funds to the stadium project. Bruce Hill said the new stadium will also enhance Two Rivers Convention Center's revenue opportunities, as the plan includes a large conference room that will be available for rentals. Councilman Kenyon requested the costs be split ("project" cost and "finance" cost) in order to provide a more accurate reflection of the overall costs.

Bruce Hill suggested the Parks Improvement Advisory Board present both scenarios to City Council. Craig Meis expressed concern the improvements might result in a future need for subsidizing the stadium, and suggested the Board put together a conceptual business plan that would illustrate the return for the public. The Board determined a business plan may be needed at a later date; however, the project should move forward backfilling through non-committed funds (parks and open space) if necessary. Discussion ensued regarding ADA compliancy, which remains the critical driving force behind the stadium project.

Lena Elliott moved for the Parks Improvement Advisory Board to contribute \$250,000 from the Stadium Fund towards the stadium improvement project, provided the City authorizes the Board to move forward with one of the proposed scenarios. Jamie Hamilton seconded.

Motion adopted by Parks Improvement Advisory Board: Yes 7 No 0

Item 5: Request for Funding – Tennis Courts

Lena Elliott stated Mesa State is currently planning to redo their tennis courts, replacing the old courts and adding one more for a total of nine courts. The total cost of the project is approximately \$1 million. Mrs. Elliott requested the Parks Improvement Advisory Board contribute \$100,000 from the general fund towards the tennis court project. Lena Elliott discussed the high volume of play at the existing courts, stating, in addition to college and the City's adult leagues, the School District also uses them to host a variety of tournaments. Mrs. Elliott stated the new courts will provide the School District with an opportunity for the state tournament to be hosted here as well. The existing courts are very costly, as they continually need repairs/maintenance. The new courts will be post tension and large enough for championship play, allowing the college to bring in much more activity than in the past.

Craig Meis asked what the list of priorities are for the Parks Improvement Advisory Board's general funds. Discussion ensued regarding the type of projects the Parks Improvement Advisory Board generally contributes to, along with the fact that the user groups are the partners who make up the Board, therefore, have the expertise regarding the various community projects that are continually funded on an "as needed" basis.

The continued need for tennis courts at Lincoln Park was questioned. Lena Elliott stated four of the existing courts at Lincoln Park would no longer be needed, stating the space could be used for additional parking, etc. in conjunction with the upcoming stadium improvements.

Harry Butler moved for the Parks Improvement Advisory Board to contribute \$100,000 from the General Fund towards the tennis courts project at Mesa State. Craig Meis seconded.

Motion adopted by Parks Improvement Advisory Board: Yes 5 No 0

Item 6: Other Business

Lena Elliott reported Tim Foster had requested she discuss the Board's bylaws and the proposed sports authority at today's meeting. After attending the April 14, 2010, Parks Improvement Advisory Board meeting, Mr. Foster had his attorney put together a "draft" set of bylaws. Discussion ensued regarding the existing inconsistencies, as well as the huge accomplishments the Board has experienced over the years, regardless of the organizational issues and/or lack of structure. The Board members expressed their goal is to remain committed to the community and the projects, while still minimizing bureaucracy. The Board requested Lena Elliott obtain a copy of the draft bylaws Mr. Foster is proposing, in which the members plan to review prior to the next meeting. Rob Schoeber stated staff will send out a packet with "all" of the past and proposed information regarding the bylaws.

Lena Elliott said the proposed sports authority would consist of one person who would be responsible for marketing "all" of the communities sporting events, miscellaneous events, etc. Tim Foster has found someone who he feels would do an excellent job at leading the sports authority, and has already approached many of the "leaders" of the individual Parks Improvement Advisory Board partners requesting funding. Discussion ensued regarding a possible miscommunication regarding the Parks Improvement Advisory Board's involvement and/or any financial commitments, as well as whether or not any funding commitments were "one time" commitments versus long term funding. It was determined, at this time, the Board members were unaware of any commitments that may or may not have already been made by their leaders. It was agreed the

Parks Improvement Advisory Board is the appropriate body for Tim Foster to make a formal request regarding a sports authority. Should Mr. Foster wish to present at a future Parks Improvement Advisory Board meeting, the Board would like his proposal to include a report illustrating what the position has accomplished during the last six months, along with how it has enhanced programs, marketing, etc., in order for them to determine if the position is facilitating enough activity to justify the funding.

Item 7: Adjourn

The meeting was adjourned at 1:42 p.m. by acclamation.

Respectfully submitted,

Tressa Fisher
Administrative Specialist

Calendar

Calendar 2010

703 Park Imp Advisory Board Fund

	Adopted Budget	Amended Budget	Actual Amount
Revenue	119,054	144,054	(94,133)
Charges for Service	10,000	35,000	(40,850)
Marketing Services Revenue	10,000	35,000	(40,850)
Intergovernmental	86,500	86,500	(46,667)
PIAB Contrib_City General	6,000	6,000	(2,500)
PIAB Contrib_City Stadium	10,000	10,000	(4,167)
PIAB Contrib_Mesa County Gen	5,500	5,500	(4,000)
PIAB Contrib_Mesa County Stadium	10,000	10,000	(10,000)
PIAB Contrib_Mesa State Gen	35,000	35,000	(2,000)
PIAB Contrib_Mesa State Stadium	6,000	6,000	(10,000)
PIAB Contrib_School Dist Gen	10,000	10,000	(4,000)
PIAB Contrib_School Dist Stadium	4,000	4,000	(10,000)
Other	10,000	10,000	(10,000)
Donations	10,000	10,000	(10,000)
Interest	12,554	12,554	3,384
Expenses	36,744	52,744	6,735
Operating	3,410	19,410	6,735
Charges/Fees_Filing	10	10	0
Contract Svcs	3,400	19,400	4,775
Furniture/Fixtures	0	0	1,960
Transfers Out	33,334	33,334	0
Beginning Fund Balance	378,002	378,002	378,002
Ending Fund Balance	460,312	469,312	465,400

**Parks Improvement Advisory Board
Stadium Improvements
June 22, 2010**

STEPS & STRUCTURE

- 1) City pledges asset (stadium-for term of debt) => PIAB or Grand Junction Public Finance Corporation (GJPFC)
- 2) PIAB or GJPFC issues debt * => Contracts with JUCO for construction of improvements
- 3) City leases back stadium from PIAB or GJPFC for use and operation (for term of debt)

Source	2010 Projected Fund Balance	Annual Income
Lottery/Parks/ Open Space	\$300 K	\$500 K
PIAB	\$469 K	\$76 K
JUCO	\$1 + M	\$300 K

POSSIBLE SOURCES

- JUCO
- Grants
- Foundations
- Private
- PIAB
- Lottery/Parks/Open Space

FUNDING SCENARIOS

	Millions	Millions
Project	\$ 8.3	\$ 8.3
Capital Infusion	(2.3)	(1.3)
Plus Debt Reserve	\$ 6.0	\$ 7.0
Debt Proceeds	0.4	0.5
	\$ 6.4	\$ 7.5

*Assumes 25 Year Term and 5% Non-Taxable Debt

*\$6.4 million in debt requires a \$455K annual payment

*\$7.5 million in debt requires a \$532K annual payment

Total	\$ 455	\$ 532
JUCO	(300)	(300)
"Gap" in annual payment (PIAB/Lottery/Parks/Open Space?)	\$ 155	\$ 232

PIAB OVERVIEW – JUNE 2010

Fund Balance: **\$465,400** (\$186,160 General Fund, \$279,240 Stadium Fund)

Revenue: \$40,850.00 (2010 JUCO)

- Expenses: \$10.00 (2010 Filing Fee)

 \$4,775.00 (2010 Sign Painting)

 \$36,065.00

- ½ to JUCO \$18032.50

 \$18,032.50 Total 2010 Revenue (*Estimated*)

Dues:

The current annual dues structure has been in place since 2002. The dues were ½ the listed amount from 1965-2001.

Annual Total: \$66,000

<u>General PIAB Fund:</u>		<u>Stadium Capital Improvement Fund:</u>	
City of Grand Junction	\$6,000	City of Grand Junction	\$10,000
Mesa County	\$4,000	Mesa County	\$10,000
School District #51	\$4,000	School District #51	\$10,000
Mesa State College	\$2,000	Mesa State College	\$10,000
		JUCO	\$10,000

Seat Tax: (See Attached)

Note: All user fee revenues (base fees and seat tax) currently go into the General Fund.

FACILITY RENTALS

Stocker Stadium/Suplizio Baseball Field		2008 Fee	2009 Fee	2010 Fee
Baseball Use		\$95.00	\$95.00	\$95.00
Baseball Use (with admission charge)	The greater of: a. Minimum charge b. Per person gate count c. 15% of ticket price	\$1.25/pp or 15%	\$95.00 \$1.25 15%	\$95.00 \$1.25 15%
2nd game of double header - same 2 teams		\$65.00	\$65.00	\$65.00
JUCO Tournament (contract)		\$450.00	\$450.00	\$450.00
Non Baseball Use		\$250, \$1.25/pp	\$250.00	\$250.00
Non Baseball Use (with admission charge)	The greater of: a. Minimum or b. Per person gate count c. 15% of ticket price	\$250, \$1.25/pp or 15%	\$250.00 \$250.00 \$250.00	\$250.00 \$250.00 \$250.00
Football Field		\$175.00	\$175.00	\$175.00
Football Field (with admission charge)	The greater of: a. Minimum or b. Per person gate count c. 15% of ticket price	\$175 min, \$1.25/pp or 15%	\$175.00 \$1.25 15%	\$175.00 \$1.25 15%
Track		\$75.00	\$75.00	\$75.00
Track (with admission charge)	The greater of: a. Minimum or b. Per person gate count c. 15% of ticket price	\$75 min, \$75.00	\$75.00 \$1.25 15%	\$75.00 \$1.25 15%
Non-Football /Non-Track		\$250 min,	\$250.00	\$250.00
Non Football/Non-Track Use (with admission charge)	The greater of: a. Minimum or b. Per person gate count c. 15% of ticket price	\$250 min, \$250.00	\$250.00 \$1.25 15%	\$250.00 \$1.25 15%

Graduation Portable Floor Fee	per graduation per set up and tear down	\$175.00 NA	\$175.00 \$500-\$3000	\$500-\$3000
Lockerroom	Entire Facility	\$200.00	\$200.00	\$200.00
	One side	\$100.00	\$100.00	\$100.00
	Officials area	\$50.00	\$50.00	\$50.00
	Special Clean-up	\$100.00	\$100.00	\$100.00
Set up/Tear Down Fee	per hour	\$75.00	\$25 - \$125	\$25 - \$125
Lights	per hour, per	\$100.00	\$100.00	\$100.00

Lincoln Park Baseball Diamond
 Date from: Thursday, January 01, 2009

Date to: Thursday, December 31, 2009

Event Name	Contact Name	# games	game fee	# games	double header fee	# days	tournament fee	# days	other use fee	Facility Fee Total	# People	Per Person Fee	Per Person Total	Grand Total
MSC	Rodriguez, Andy	13	\$95.00	9	\$65.00	0	\$450.00	0	\$250.00	\$1,820.00	7481	\$1.25	\$9,351.25	\$11,171.25
SD51	Cain, Paul	6	\$95.00	3	\$65.00	0	\$450.00	0	\$250.00	\$765.00	2838	\$1.25	\$3,547.50	\$4,312.50
2009 JUCCO World Series	Hamilton, Jamle	0	\$95.00	0	\$65.00	7	\$450.00	0	\$250.00	\$3,150.00	0	\$1.25	\$0.00	\$3,150.00
Adult Baseball League	Young, Curtis	26	\$95.00	0	\$65.00	0	\$450.00	0	\$250.00	\$2,470.00	0	\$1.25	\$0.00	\$2,470.00
2009 Warrior Baseball Summer Classics	Whiting, Troy	11	\$95.00	0	\$65.00	0	\$450.00	0	\$250.00	\$1,045.00	0	\$1.25	\$0.00	\$1,045.00
Easter Sunrise Service	Hale, Jim	0	\$95.00	0	\$65.00	0	\$450.00	1	\$250.00	\$250.00	0	\$1.25	\$0.00	\$250.00
Broncos Rockies Charity SB Game	Schwartz, Jack	0	\$95.00	0	\$65.00	0	\$450.00	1	\$250.00	\$250.00	0	\$1.25	\$0.00	\$250.00
Baseball Game	Taylor, Tony	1	\$95.00	0	\$65.00	0	\$450.00	0	\$250.00	\$95.00	0	\$1.25	\$0.00	\$95.00
										\$9,845.00			\$12,898.75	\$22,743.75

Lincoln Park Football Field & Track
 Date from: Thursday, January 01, 2009

Date to: Thursday, December 31, 2009

Event Name	Contact Name	# days	Football field fee	# days	Track fee	Facility Fee	Total	# People	Per Person Fee	Per Person Total	Grand Total
MSC	Rodriguez, Andy	2	\$175.00	0	\$75.00	\$350.00	\$350.00	9062	\$1.25	\$11,327.50	\$11,677.50
SD51	Cain, Paul	6	\$175.00	13	\$75.00	\$2,025.00	\$2,025.00	26933	\$1.25	\$33,666.25	\$35,691.25
23rd Annual Track Meet	Traylor Smith, B.	0	\$175.00	2	\$75.00	\$150.00	\$150.00	0	\$1.25	\$0.00	\$150.00
Special Olympics	File, Julie	0	\$175.00	2	\$75.00	\$150.00	\$150.00	0	\$1.25	\$0.00	\$150.00
Partners Superstars	Rupp, Tammie	0	\$175.00	1	\$75.00	\$75.00	\$75.00	0	\$1.25	\$0.00	\$75.00
Walk For Water Walkathon	Watson, Jennifer	0	\$175.00	1	\$75.00	\$75.00	\$75.00	0	\$1.25	\$0.00	\$75.00
Mesa County Junior Football	Chase, Heidi	4	\$175.00	0	\$75.00	\$700.00	\$700.00	0	\$1.25	\$0.00	\$700.00
						\$3,525.00	\$3,525.00			\$44,993.75	\$48,518.75

Lincoln Park Baseball Diamond
 Date from: Tuesday, January 01, 2008
 Date to: Wednesday, December 31, 2008

Event Name	Contact Name	game	double header	tournament	other use	Facility Fee	# People	Per Person Fee	Per Person Total	Grand Total
MSC	Rodriguez, Andy	10 \$95.00	6 \$85.00	2 \$450.00	0 \$250.00	\$2,240.00	2460	\$1.25	\$3,075.00	\$5,315.00
SD51	Cain, Paul	9 \$95.00	2 \$65.00	1 \$450.00	0 \$250.00	\$1,435.00	3466	\$1.25	\$4,332.50	\$5,767.50
2008 JUCO World Series	Hamilton, Jamie	0 \$95.00	0 \$85.00	7 \$450.00	0 \$250.00	\$3,150.00	0	\$1.25	\$0.00	\$3,150.00
Adult Baseball League	Young, Curtis	22 \$95.00	0 \$85.00	0 \$450.00	0 \$250.00	\$2,090.00	0	\$1.25	\$0.00	\$2,090.00
2008 Warrior Baseball Summer Classics	Whiting, Troy	11 \$95.00	0 \$85.00	0 \$450.00	0 \$250.00	\$1,045.00	0	\$1.25	\$0.00	\$1,045.00
Easter Sunrise Service	Hale, Jim	0 \$95.00	0 \$65.00	0 \$450.00	1 \$250.00	\$250.00	0	\$1.25	\$0.00	\$250.00
Broncos Rockies Charly SB Game	Schwartz, Jack	0 \$95.00	0 \$65.00	0 \$450.00	1 \$250.00	\$250.00	0	\$1.25	\$0.00	\$250.00
Baseball Game	Taylor, Tony	9 \$95.00	0 \$65.00	0 \$450.00	0 \$250.00	\$855.00	0	\$1.25	\$0.00	\$855.00
2008 World Series	Rivera, Rowland	24 \$95.00	0 \$65.00	0 \$450.00	0 \$250.00	\$2,280.00	0	\$1.25	\$0.00	\$2,280.00
Republican National Committee Victory Rally	Langhart, Erika	0 \$95.00	0 \$65.00	0 \$450.00	4 \$250.00	\$1,000.00	0	\$1.25	\$0.00	\$1,000.00
						\$14,595.00			\$7,407.50	\$22,002.50

Lincoln Park Football Field & Track
 Date from: January 01, 2008

Date to: December 31, 2008

Event Name	Contact Name	Football		Track		Facility Fee Total	# People	Per Person Fee	Per Person Total	Grand Total
		# days	field fee	# days	fee					
MSC	Rodriguez, Andy	1	\$175.00	0	\$75.00	\$175.00	6744	\$1.25	\$8,430.00	\$8,605.00
SD51	Cain, Paul	12	\$175.00	10	\$75.00	\$2,850.00	14892	\$1.25	\$18,365.00	\$21,215.00
22nd Annual Track Meet	Traylor Smith, B.	0	\$175.00	2	\$75.00	\$150.00	0	\$1.25	\$0.00	\$150.00
Special Olympics	File, Julie	0	\$175.00	2	\$75.00	\$150.00	0	\$1.25	\$0.00	\$150.00
Partners Superstars	Rupp, Tammie	0	\$175.00	1	\$75.00	\$75.00	0	\$1.25	\$0.00	\$75.00
Mesa County Junior Football	Chase, Heidi	5	\$175.00	0	\$75.00	\$875.00	0	\$1.25	\$0.00	\$875.00
						\$4,275.00			\$26,795.00	\$31,070.00