

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, FEBRUARY 6, 2014
248 SOUTH 4TH STREET
7:30 A.M.

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

ABSENT: Jodi Coleman-Niernberg

STAFF: Harry Weiss, Diane Keliher, Aaron Hoffman

GUESTS: Traci Wieland, CGJ Parks & Recreation Dept., Brian Watson, Jack Ballenger, Rich Englehart, John Shaver

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

APPROVAL OF MINUTES: Jason made a motion to approve the minutes of the January 23rd meeting; Marty seconded; minutes were approved.

GRANT MATCHING REQUESTS: Traci Wieland from the City of Grand Junction Parks Department presented the revised Las Colonias Master Plan and asked for the DDA's participation in matching funds for a GOCO grant. The Master Plan includes a wetlands area, an outdoor amphitheater, room for special events, concessions, restrooms, a native arboretum, Riverfront trail access and increased parking. The first phase is focused on the western end of the park (see figure 1). The budget for the first phase is \$800,000. The Parks Department would like to see a 70% (\$560,000) cash match from local partners. Which includes the Riverfront Commission, Lions Club, STRIVE, Western Colorado Botanical Gardens, the City of Grand Junction and the DDA. The Parks Department is requesting DDA's participation at \$3,000 - \$5,000. The Parks Department would like to make application to GOCO by March 6th. GOCO will make final decisions by June 19th.

Traci stated that with or without the GOCO grant, the City is ready to move ahead this summer. The City can develop what it can with the money that it has or go back to GOCO in the future. Marty asked what amount the City is contributing. Rich stated that initially it was \$397,000 and then Council added another \$12,000 (\$409,000). PJ asked if the park is located in the DDA district. Harry confirmed that the park is in the DDA district. Kevin asked what is included in phase one. Traci explained phase one includes a restroom and shelter, paved parking, a native arboretum, and new trail alignments with Edgewater Brewery. Marty asked if the restroom would qualify for the 1% for The Arts funding. Rich said the restroom and the amphitheater would both qualify as public facilities. Shane asked when construction would begin on phase one. Traci said that the decision for the GOCO grant will be made on June 19th. Shane asked what would happen if there is no grant. Traci stated that she would come back to the partners to see if they want their money back or if they would like to use it for improvements.

The City recently purchased the property at 755 Struthers to accommodate the restroom and shelter. Shane asked when construction on the amphitheater would begin. Traci said the City is working on a five-year plan. Rich mentioned that the Grand Junction Lions' Club has made a pledge of \$50,000 for the next five years and the Riverfront Foundation is donating \$30,000 to the project. Les thought that the

DDA had agreed to focus on retail opportunities surrounding the park. Harry said he was aware there was a general policy but that it was not to be an exclusive agreement. Les also asked what fund the money would come from. Harry thought it could come out of the TIF funds for a public facility. There is no line item in the current budget. Shane made a motion to contribute \$5,000 towards the GOCO matching grant for Las Colonias Phase I; PJ seconded. Marty is concerned about retaining funds for business development. Harry assured him that the Las Colonias project is in alignment with the Downtown Strategic Plan and that currently we have healthy fund balances. Harry also suggested donating some of the Art on the Corner sculptures to the project. PJ agrees that the funding should come out of the DDA's CIP budget rather than the BID fund which has a completely different mission and budget. Marty sees the two entities as complementary. The BID addresses the programmatic aspect of business recruitment and the DDA/TIF addresses infrastructure. Stephan feels we should either increase the DDA's participation or not participate at all in the GOCO matching grant. Les called the question; motion passed unanimously.

The City has been approached by the State of Colorado Governor's Office on Energy to provide matching funds for a grant for two public electric vehicle charging stations which would be located in the Downtown parking garage. The cost of the stations is \$8,800, of which the State would grant \$6,260 and local entities would be responsible for a \$2,540 match. Harry explained that the parking garage spaces are actually condo units and that the DDA, Alpine Bank, the City of Grand Junction, and PJ are all co-owners. This modification of the garage would probably require formal approval by the condominium association, in addition to any decision by the DDA on matching funds. PJ has a dual conflict as one of the private condo owners and as a DDA board member so he recused himself from further discussion. Marty questioned the parking garage as the best location for the charging stations given that it is inconvenient to pull in and out of the parking garage with a large vehicle. Rich stated that the model comes from the City of Rifle who recently put one in their public parking facility. Marty also asked who would pay for the electricity use. Rich said it would likely be the City. Kevin mentioned that he has a charging station at Springhill Suites and feels the market is growing. Jason feels there are private entities that will take care of the demand. The Board reached general consensus that there is no compelling interest in placing charging stations in the downtown parking structure at this time.

DISCUSSION OF PANHANDLING ORDINANCE: There will be a Council hearing in two weeks regarding the proposed panhandling ordinance. Harry would like the Board's direction regarding our submitting a letter of support. Shane asked if council really needs the letter. Marty is on the committee who drafted the ordinance and said the more support, the better. Harry stated that it is an issue for downtown since it relates to the larger perception of living and working downtown. Stephan wanted to make it clear that this is an ordinance regulating panhandling not homelessness. Harry mentioned that the ordinance is also specific to outdoor dining solicitation as this is a concern for both the DDA and the BID. Kevin says it affects his customers on the outdoor patio. Stephan would like to authorize Harry to be present at the hearing on the 19th to speak favorably of the ordinance. Harry will draft a letter to City Council as well as attend the hearing. PJ feels Harry should attend the meeting since the last time a panhandling ordinance was proposed (2009) there was significant opposition. Jason asked if there was resistance to this ordinance. Marty feels it is a good balance between the rights of the panhandler and the panhandled. Harry stated that the main foundation of this ordinance is public safety.

UPDATES: Harry met with Rob Schoeber and Mike Vendegna regarding increased parking in the vicinity of Whitman Park. He distributed a schematic map of Whitman Park drafted by Trent and Paul that narrows the lanes on 4th Street between Ute and Pitkin and adds diagonal parking along the west side of the part. The cost would be \$3,400 to make the changes without the "bulb outs". Kirk feels that the

“bulb outs” would channel the traffic better. Rich said there is actually a net loss of parking on the other side of 4th Street and would like to discuss the design further. Harry was looking for a low cost way to get parking along the side of Whitman Park that would be reversible. Rich asked about the status of the house on the corner of 4th and Ute.

Harry has been working with two different technology companies regarding wi-fi on Main Street. There are still some engineering issues to be addressed. Harry would like to get it implemented in next 60-90 days. Marty asked who maintains the system. The DDA pays a monthly fee of \$200 to maintain the site. Jason asked if it could be added to Colorado Avenue in the future.

ADJOURN: Stephan made a motion to adjourn; PJ seconded; the board adjourned at 8:44 a.m.