

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, MARCH 13, 2014
248 SOUTH 4TH STREET
7:30 A.M.

PRESENT: Les Miller, Shane Allerheiligen, Martin Chazen, Kirk Granum, PJ McGovern, Stephan Schweissing

ABSENT: Jodi Coleman-Niernberg, Kevin Reimer, Jason Farrington

STAFF: Harry Weiss, Diane Keliher, Aaron Hoffman

GUESTS: Bennett Boeschstein, Brian Watson, 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 February 27th meeting; Kirk seconded; minutes were approved.

WHITE HALL: There were 8 asbestos abatement bids opened on Tuesday that ranged from \$148,700 to \$241,380. Harry distributed a summary of the bids. Environmental Abatement was chosen as the lowest-bid contractor. They have asked for 33 days to complete the project after the permitting process. Abatement will begin as soon as possible and likely go into the latter part of April.

Les pointed out that there are certain line items that could escalate. PJ asked if we are tied to the lowest bid. John stated that the DDA uses the most responsive and the most responsible contractor. Shane asked which contractors are local. Marty said this bid seems higher than the original bid. Harry explained that when the original RFP went out it was to complete both the Sanctuary and Education Wing. The low bid was \$500,000. Then each section was bid separately. If you split the contract, you get the best price on each. The City has also received a Colorado Brownfields Foundation Grant of \$85,000 which was applied to the first phase, open-air abatement of the sanctuary. The total expense for the two phases combined is \$461,700, with a net cash outlay after the grant of \$376,700.

Marty asked if there is other grant money available. Harry explained that the Brownfield Foundation Grant was awarded primarily due to the public safety hazard associated with the open-air abatement of the Sanctuary debris. The abatement of the Education Wing is a standard enclosed structure abatement that does not pose the same level of public safety risk, and therefore is not a candidate for another CBF grant. Marty made a motion to approve the recommendation to award the asbestos abatement contract to Environmental Abatement not to exceed \$148,700 for the remaining section of White Hall; Stephan seconded; motion carried unanimously.

DONATION OF MOYER SCULPTURE: This sculpture was a Legends project that Alpine Bank underwrote. From the inception it was understood that Alpine would donate that sculpture to AOTC after some period of years and garner a charitable contribution deduction for the appreciated value of the sculpture. Alpine Bank initiated an appraisal in 2013. Harry and Alpine have prepared a Conveyance Agreement based on previous donations Alpine has given to AOTC in 1999 and 2003.

Kirk asked if the sculpture will stay in its present location. Alpine Bank wants to keep it at that location as long as Alpine remains in that location. DDA will insure the piece along with all the AOTC collection under the City's CIRSA policy. The Board directed Harry to execute the donation agreement and sign the IRS form 8283 Acknowledgement of Receipt of a Non-Charitable Gift. The sculpture appraised for \$75,000. Per IRS regulations, if we dispose of the asset within 3 years we will need to file with the IRS. PJ asked if we have to insure it at the appraised value. Harry explained that we typically value the sculptures at cost rather than appraised value. John assured PJ that the DDA's premium would not be increased.

2013 YEAR-END FINANCIAL REPORT: Harry distributed the final FY 2013 Budget Performance Report. There are no significant deviations or discrepancies in the 103 Operating Fund. The 109 fund is where the TIF funds are received, and the 611 fund is the TIF debt service account; these funds will be consolidated into a single fund for 2014 and the future. The 203 Capital Improvement Fund includes a portion of Harry's salary for the work he does regarding capital projects. PJ asked what percentage of Harry's salary goes to the 203 account. Harry said that Jodi Romero had recommended 10%. Shane asked about the line item "repairs & maintenance". Harry explained that was a cost we share with the Parks Department for the Downtown pigeon control contract. Marty would like to discuss a couple of line items further with Harry.

UPDATES: Jodi and Kirk are up for reappointment. The City Clerk will be taking applications. Les wanted to know if a board member serves a partial term if it counts toward the 2-year term limit. John stated that the rule of thumb is if the board member has served for 6 months or more, it counts as a term.

Once a year we schedule a joint meeting with City Council. Last year we had a long agenda to discuss but ended up only talking about the Avalon. There is a lot of other business to discuss. Harry would like to have more of a work session than a short luncheon. He asked the board to send him some priority items to discuss with Council and he will get with Rich Englehart about scheduling. Shane wanted to know how soon this meeting would take place. Harry thought maybe May or June, perhaps after the Board appointments have been determined. There are various policy issues to be determined. PJ preferred setting it up as early as possible. Bennett said there are a lot of mutual issues such as White Hall, Las Colonias Park, the Union Railroad Depot, etc. Marty feels it will be a supportive conversation. This would include the DDA and BID board as well as City Council.

ADJOURN: PJ made a motion to adjourn; Marty seconded; the board adjourned at 8:09 a.m.