

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, MAY 22, 2014  
248 SOUTH 4<sup>TH</sup> STREET  
7:30 A.M.

PRESENT: Jodi Coleman-Niernberg, Les Miller, Shane Allerheiligen, Martin Chazen, Jason Farrington, Kirk Granum, PJ McGovern, Stephan Schweissing

ABSENT: Kevin Reimer

STAFF: Harry Weiss, Diane Keliher

GUESTS: Kathy Portner (City of Grand Junction), Christmas Ramirez (Xcel representative), John Shaver, Bennett Boeschstein

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

APPROVAL OF MINUTES: Jason made a motion to approve the minutes of the May 8<sup>th</sup> meeting; Shane seconded; minutes were approved.

GJ/EXCEL ENERGY EFFICIENCY PLAN: The City, in partnership with Xcel Energy, is launching a pilot program targeted at small businesses to promote energy efficiency upgrades. Xcel is studying three to four communities to help create a "roadmap" for the City of Grand Junction. A group of community stakeholders was formed in July of 2013. The group included representatives from various organizations involved with housing and business, local government agencies, Colorado Mesa University, School District 51, building and energy-related companies, and interested citizens. As a result of this effort, a Community Energy Efficiency Plan was created. The City is now proceeding with implementation. A consulting agency provided by Xcel helped with the assessment of the implementation strategies.

The highest energy **use** was found in residential areas and the highest energy **cost** was in commercial areas. When compared with other communities, such as Salida or Lafayette, the results were very similar. Grand Junction has a higher usage for residential areas because much of the housing built in the 1970's, was not built for energy efficiency. Christmas mentioned that Aurora is the other community Xcel is studying. The vision for the Plan is to work collaboratively to achieve cost-saving goals and increased energy efficiency. Education and outreach is a part of every goal. The overall goal is 5% reduction in energy use per capita by 2016. Consumption will be monitored by Xcel. There could be savings of \$5.8 million annually for the City of Grand Junction. Implementation of the program will cost around \$14 million, but the expense is recovered in two years of savings. The City would like to get education about various Xcel programs and rebates out to local businesses. The City will continue to work with Xcel to prepare an annual report about the programs. Today the group is asking if the DDA would help promote any or all of the programs to constituents within the DDA area. The City would like to target both the DDA and the Horizon Drive BID to assess commercial use. The City will be working with Housing Resources of Western Colorado to help assess residential use.

As part of The Small Business Re-Commissioning Tune up Program which was approved May 1, and will launch later this fall, the Small Business Lighting assessment program was implemented. This program provides free on-site lighting assessments for small businesses. The target dates are June 23-25 for the

rollout of the program. Xcel is developing flyers, emails, etc. and is looking for the DDA's support of the effort by handing out the flyers at events or including email information in newsletters.

Shane asked why there is a fee for the audit of a building with less than 50,000 square feet. Christmas explained that there are two programs; the Small Business Lighting Assessment is free, but the Building Energy Analysis requires a small fee. Shane said it would be helpful to see what information the Energy Analysis report includes. Marty asked for a definition of "re-commissioning". That is an evaluation of existing mechanical systems and suggestions for updating equipment. Marty asked what happens to the data that is collected. It is shared with the customer and Xcel.

The group is asking for support of the program and outreach efforts by the DDA with the property owners and tenants. Harry stated that both the DDA and BID have lots of communication with merchants and property owners. Les asked if the DGJBID could promote the programs. PJ suggested donating a booth to the group in the Downtown Farmers Market. There are individual case studies available through links and direct mailers. Harry asked what happens when code violations are found. Christmas said the property owner is notified. She mentioned that some historic buildings enjoy exemptions under code. Harry asked if they have asked the Mesa County Building Inspections office to hand out information with building/remodeling permits. Les participated in a prior Small Business Lighting program and was very happy with the results. Harry asked if DRIP has information for businesses. PJ said Aspen took thermal images of homes. The DDA board agreed to help promote both Xcel programs. Christmas will get back with answers to questions that were asked and supporting educational materials.

COMMON CONSUMPTION AREA: The "Go Cup" law was recently enacted in Greeley and Central City. Harry has sent information about the idea out to restaurants and nightclubs in downtown Grand Junction and so far the response has been positive if the Common Consumption Area is clearly defined. Businesses have questions about their liability after the drink leaves their premises. The effort would need to be led by the current license-holders that would participate in a CCA. City Council would need to designate an "Entertainment District," and the businesses would then form a non-profit "Promotional Association" with its own board of directors. PJ added that there needs to be 100% participation in the CCA by the board members on the Promotional Association board. PJ left the meeting.

John said it is a good idea but does require additional security. The security arrangement would be decided by bar and restaurant owners. John said that there needs to be some form of identification for participants. Kirk asked why the DDA is spearheading this effort especially if the BID would be losing income at events. Harry answered that he is not pushing the idea but just offering the concept up for local businesses to decide whether it is of interest. From the perspective of BID events, on reason Greeley implemented the CCA was to push the beer and wine sales into the BID businesses rather than compete with them for the revenue; yes it has implications for how events are funded, but BID events are ultimately meant to drive business to the BID members. This is a broader management policy for downtown hotels, restaurants and taverns. Harry will contact businesses to see if they would like to pursue it. He will also do more research with the City of Greeley. Jason asked why we don't just permit liquor tents. Harry explained that any liquor license needs a non-profit group sponsorship. The Go Cup could be on an ongoing basis rather than a time limited event.

UPDATES: White Hall should be completed this week. Contractors found nearly 1,100 linear feet of pipe insulation that needs to be removed which will result in a change order adjustment based on contract contingencies for unknown conditions. The removal of the floor tile mastic also turned out to be a little

more complicated as the floor slabs are very porous and the use of solvent was not efficient. We switched instead to a mechanical abrasion technique for which there was no extra expense.

The CMU Art Department is narrowing their search for a downtown location to 437 Colorado. They are working with architect Robert Gregg to define their space needs. Depending upon budget and CMU's appetite for space, DDA could play a role as a co-tenant to help them secure a foothold downtown.

Harry briefly reviewed the controversy over the Knit on the Corner program during the Art & Music Festival. After researching the genesis of the program, Harry determined that it came about as an activity of the festival and never came before the DDA board as a matter of concern for the AOTC collection. Kirk shared that a number of artists consider it disrespectful. The AOTC advisory committee will give the DDA board a recommendation regarding KOTC. AOTC needs management policies in place and the DDA board sets the policies. Jodi said she thought that the DDA had provided some funding to support the program. Harry explained that it was never sanctioned by the DDA board, and the funding for materials was buried in the 2010 Festival budget. Kirk asked who gives permission to put knittings on lamp posts. That would be the City's call.

Harry sent out the calendar of upcoming meetings. He has been having one-on-one conversations with a few of the BID members who have expressed ongoing concern/interest in the renewal question, and they generally they are surprised but pleased to hear that the BID renewal does not require a general ballot of the BID electors. Harry is hoping that our discussion of the BID renewal with Council on June 2 will be a relatively brief summing up of next steps.

Marty asked about next steps for White Hall. Harry will solicit a fee proposal for a scope of structural assessment of the existing structure. We will also need to update the assessment/survey of uranium mill tailings requiring abatement. There are known tailings under and along the sidewalks and some suspected backfill around the foundation. Les mentioned that the weeds are getting tall. Harry stated that Shane is providing landscape maintenance services for Whitman School and White Hall.

Shane provided updates regarding the Avalon Theatre Foundation: construction is progressing with big visible changes; the Foundation's next initiative is an engraved rooftop terrace paver program for which Carlson Memorials is providing production services; the Foundation is assessing its future purpose and focus following completion of Phase One. Bin 707 is hosting a special tasting of their new house label bourbon tasting as a fundraiser for the Avalon. Harry will email the board with the date.

Les mentioned that the first meeting in June will be when the board will elect a new chair and vice chair. A third candidate for DDA appointment has applied but Council has not scheduled interviews at this time.

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