

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, JULY 10, 2014
248 SOUTH 4TH STREET
7:30 A.M.

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

ABSENT: PJ McGovern

STAFF: Harry Weiss, Diane Keliher

GUESTS: Rich Englehart

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

APPROVAL OF MINUTES: Les made a motion to approve the minutes of the June 26th meeting; Kirk seconded; minutes were approved.

ELECTION OF OFFICERS: Jodi has been the DDA Chair for the past two years. She has learned a lot and has enjoyed working with Les and Harry. Jodi would like to see Les move up as Chair since he has been Vice-Chair for the past two years. Les would be glad to serve as Chair, but would like to see one of the newer board members nominated for Vice-Chair.

Marty made a motion to open nominations for Chair of the DDA board; Stephan seconded; motion passed. Marty then made a motion to nominate Les Miller for Chair of the DDA board; Kirk seconded; motion carried unanimously.

Marty made a motion to open nominations for Vice-Chair of the DDA board; Stephan seconded; motion carried. Les nominated Jason Farrington for Vice-Chair of the DDA board; Shane seconded; motion approved unanimously.

QUARTERLY FINANCIAL REPORT: Harry sent out the quarterly financial report to the board via email. The report is in a new format providing a summary spreadsheet followed by the standard budget report from the City's accounting system. The summary details the income and expense items and correlates them to the City's chart of accounts. Harry noted that we came in considerably under budget for the AOTC exhibition expenses this year which will free up some operating revenue. Jason asked why we are saving money on AOTC. Harry explained that most of the artists were unable to come or were local so we only housed a couple of artists. Harry also provided a detail break out of White Hall expenses to date. Additionally there are two façade grants applications that have come in, so we will be close to exhausting the \$50,000 budgeted for that purpose in 2014. Les thanked Harry for the report.

DOWNTOWN WIFI: During the Uplift, the DDA planned for Wi-Fi capability to serve visitors along Main Street. A system was designed by Thinc Technology based on antennas that sit inside the shade shelters. The security of the shade shelters is inadequate, and the effectiveness of the equipment specified is impeded by its location in the shade shelter attics. There was no firm deal regarding the ongoing expense of providing the services. Harry is working with Mark McGowan who has inspected the

system and suggested an implementation strategy based on roof mounted equipment with line-of-sight wireless connections that could provide a much wider coverage area. Installation would cost around \$4,300 but the cost of providing the service is \$1,575 a month. Stephan asked why it's not a BID expense. Harry explained that the capital expense would be paid from the DDA, but the monthly maintenance fee could come out of the BID. Les asked if there is a need for the service. Kevin would like to poll the merchants to see if there is interest. Jodi would like to accommodate CMU students. Jason suggested it could be a marketing tool.

Kirk and Rich thought that there was a sound system for piped in music. Rich said that there is high demand for WiFi for new industries. Marty said it could become another takeaway. Kevin asked Rich if there will be more information coming forward regarding the City's valley wide program. Rich said that Downtown he would like to set up TRCC and the Avalon for ticket sales and reservations. Rich will have someone from IT talk about the possibilities with the Economic Development committee. Jason doesn't want merchants to think that they can use this WiFi instead of their own for business use. Kirk says the merchants feel that the DDA needs to take care of this. Harry will meet with Jim Finlayson and report back.

ADVISORY BOARD: Last night the BID had a Downtowner meeting. We talked about recruiting a Citizens' Advisory Board for public input. Kirk likes the idea but feels people like to complain more than contribute. Harry feels this would be a good place for AOTC discussions. Rich added that Whitman Park is on the horizon. Marty cautioned that we don't want this to be perceived or evolve into a funding mechanism for community organizations, so it is important to define roles and tasks and have a sunset or set up a budget ahead of time. Jodi agrees with Marty because she has seen that happen with the DTA.

UPDATES: There are temporary barricades around the splash pad. Rob Schoeber and Mike Vendegna, from the City Parks Dept., have prepared an estimate for permanent fencing. Rob is asking the DDA for \$3,800 for a 42" fence. The water still needs to be maintained even though it is off limits for human contact. Kevin asked if we could put in a gate for use during special events and/or maintenance. Rich suggested modifying the fence that is there now. Les would like to see the design for the fence before committing funds. Kirk asked why we are keeping the fountain. Harry stated it was intended to be a water feature. Kirk suggested a planter around the fountain. Kirk and Jodi feel the splash pad is the DDA's problem. The fountain is currently running from 11 am to 10 pm.

Kirk noted that AOTC sculptures needs signage.

Harry met with Hilltop and other developers regarding development of White Hall. He also spoke with a contractor interested in building townhouses near the Library.

Les thanked Jodi for her service during the past couple of years.

ADJOURN: Marty made a motion to adjourn; Jason seconded; the board adjourned