

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, JUNE 12, 2014  
248 SOUTH 4<sup>TH</sup> STREET  
7:30 A.M.

PRESENT: Les Miller, Shane Allerheiligen, Jason Farrington, PJ McGovern, Kevin Reimer, Stephan Schweissing,

ABSENT: Marty Chazen, Jodi Coleman-Niernberg, Kirk Granum

STAFF: Harry Weiss, Diane Keliher

GUESTS: John Shaver, Rich Englehart, Bennett Boeschenstein

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

APPROVAL OF MINUTES: Les mentioned that he had said the first meeting in June would be when the board elects officers, but it should be the first meeting in July. With that correction, Stephan made a motion to approve the minutes of the May 22<sup>nd</sup> meeting; Jason seconded; minutes were approved.

CONSTITUTION OF DDA BOARD OF DIRECTORS: City Council re-appointed Kirk Granum and Jodi Coleman-Niernberg to the DDA/BID boards. There was another applicant, Amy Hand that Council would like to have appointed as well. The idea came up about having alternates for the DDA/BID boards to attend meetings and vote when there is no quorum. Another thought is to expand the boards from 9 members to 11 members. It would be the board's decision but it would need to be approved by Council. Council would need to make a resolution to expand the DDA board. We could amend the ordinance relative to the BID. Kevin said it would be nice to have an alternate that is "up to speed" if a DDA board member resigned. Bennett said Council was impressed with all three candidates and would like to see an opportunity for an alternate. Shane asked if we could become a 10-member board. Rich said Council is looking at all City boards to determine the most effective way to use them.

PJ made a motion to accommodate an alternate to the DDA/BID board as soon as possible. John will make the position ad hoc. Stephan asked if we would need an amendment to the bylaws. John said that it is just a policy direction; Stephan seconded the motion; motion carried.

TIF BORROWING: At the workshop with Council on June 2<sup>nd</sup>, not only did we discuss increased uses of TIF money but we also talked about a line of credit. No matter what debt instrument we use, Council has to authorize it. PJ is concerned about the governance of public money. Since our treasurer is the City and Council needs to maintain oversight of DDA borrowing, PJ suggested it would work better to establish a line of credit with the City. Use of funds would still be dependent on inclusion in the DDA's Plan of Development. We borrowed money for the Uplift from the City.

Rich said if the line of credit is to borrow one day and pay back the next, then the City would be the one to make the loan, but if you are borrowing a larger amount of money then you would need to bond. Harry added that for large borrowing we prefer to do business with DDA constituents, so bonding proposals go out to DDA district banks first. PJ said it could possibly lead to emotional decisions. Stephan is hesitant to give the future board a blank check. John suggested a budgeting process. Harry stated that the DDA will have \$1.8 million dollars in TIF funds at the end of this year.

FAÇADE IMPROVEMENT GRANTS: Jason and Les are the members of the sub-committee. There are two grants for the board to approve and two that are pending.

**Grassroots located at 401 Colorado Ave.** is eligible for a \$10,000 grant for improvements to the exterior of the building.

**The Silo Adventure Center located at 715 So. 7<sup>th</sup> Street** has applied for a grant for an improved entrance. The amount of the grant would be \$6,169.

**Sabrosa** has an application pending. Harry will be meeting with them.

**St. Regis Condominium Owners Association located at 359 Colorado Ave. #204** has made application for a public street scape condo project qualifying for up to \$10,000 per parcel and a maximum of \$20,000 per project. They would like to re-do entrance and replace windows

Shane and Kevin have concerns about the business on South 7<sup>th</sup> Street. Harry stated that the improvements will make the space more usable for the future. Les added that grants are intended for improvements to the public presentation of downtown buildings. Harry reported that there are enough approved and pending requests to exhaust the amount budgeted for facade grants for the fiscal year. Stephan made a motion to approve the façade improvement grants for Grassroots and The Silo Adventure; Jason seconded; motion carried.

UPDATES: CMU's Art Department has focused their interest in having a presence downtown to 437 Colorado Avenue. Harry met with CMU faculty to look at the building's conditions with a contractor and there are challenges with the building. There is a lot of noise from the adjoining building because the wall between the buildings is not constructed with a full fire separation between the properties. Harry is concerned that rectifying that code problem could be expensive and complicated. If the project proceeds it would be structured with CMU as the master tenant and the DDA would sublet. We will continue to work with CMU Art Department to find a suitable location downtown.

Rich added Whitman Park is getting more of Council's attention and he is looking for more specific direction from Council about next steps. It will be an agenda item at the upcoming work session. The City's priority is Las Colonias and Matchett Parks, and capital budgeting is addressing those needs first. He asked for a clearer sense of what the DDA was willing to do, including potential funding, so that could be taken into consideration. The Museum is also willing to participate in making improvements. Bennett said he would like to get everyone together to develop a master plan. Kevin revisited the idea of replacing the park with equivalent space and redeveloping the park for other uses, but that would have to be approved by vote. PJ feels there's a big risk in the development and would like to see a partnership among the Museum of Western Colorado, the City of Grand Junction and the Downtown Development Authority. Bennett would like to revitalize the neighborhood area around the park. Shane asked where the vagrants would go. Rich said that the City is looking at models in other cities.

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

