

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, JULY 24, 2014  
248 SOUTH 4<sup>TH</sup> STREET  
7:30 A.M.

PRESENT: Les Miller, Chair; Jason Farrington, Vice Chair; Shane Allerheiligen, Jodi Coleman-Niernberg, PJ McGovern, Kevin Reimer

ABSENT: Marty Chazen, Kirk Granum, Stephan Schweissing

STAFF: Harry Weiss, Diane Keliher

GUESTS: John Shaver, Rich Englehart

CALL TO ORDER: Les called the meeting to order at 7:32 a.m.

APPROVAL OF MINUTES: Jason made a motion to approve the minutes of the July 10<sup>th</sup> meeting; Jodi seconded; minutes were approved.

CMU DOWNTOWN FACILITY: CMU is concerned about the initial one year term in the lease agreement. Our intention is to be there for five successive one-year leases. PJ asked if CMU could decide to not renew the lease. John said they don't have an express right to do that. He added that the DDA cannot enter into multi-year fiscal obligations because of TABOR restrictions. PJ asked if anyone has spoken with the Museum of Western Colorado. Harry has told them that we are working with CMU on this new opportunity and we will assist the Museum in identifying potential new tenants to take our place. Jodi asked if the DDA would have to renegotiate the lease every year. John said it is set up as an extension of the initial lease in one-year increments without changes to the terms of the lease. Les asked about board room space in CMU's building. Harry feels there is plenty of room to accommodate the board. There is parking in the back off of the alley, or alternatively in the Museum parking lot or the City lot across Colorado. PJ asked about the parking spaces in the lot between Grassroots Cycles and the former Quilters Corner. Harry stated that those parking spaces were sold to the Foltzes with the buildings, but we could inquire about using/leasing parking there. Les asked how we will handle Downtowner meetings. Harry explained that we can still use the large assembly room in the East wing of the Whitman Building for a fee.

Harry needs the board to ratify the terms of the lease and authorize him to sign it. Jason asked if we would sublet the premises if we leave. Harry stated that the lease allows us to sublet or we could assign it to another entity. Jodi asked for clarification of the monthly financials. The master lease between CMU and the landlord is \$2,800/month (\$7/sf) with the first 4 months free and a \$300/month abatement of the rest of the initial term as a rent concession in lieu of up-front contribution to building improvements. DDA will pay \$7/sf to CMU for our new office space, and one-third of that that rate for the common area vestibule and bathrooms. Kevin asked when we would get in. Our lease starts September 15 but the construction schedule may push occupancy to the 1<sup>st</sup> of October. Jodi asked if they are applying for a façade grant. Harry has suggested that would be an option, but it is still unclear what façade changes may be required (e.g. replacement thermal glass for the existing single pane plate storefront system). Jason asked about liability for property taxes. John stated that both organizations are tax-exempt.

Jodi made a motion to authorize Harry to sign the lease with CMU based on the latest draft including revisions; Jason seconded; motion carried. PJ stated we have better placement for the Downtown office, we have reduced our rent and it will bring CMU Downtown. Harry also observed that if CMU were to leave after their initial five-year term, the DDA could consider the implementation of a Downtown Visitor Center and take assignment of the master lease.

#### UPDATES:

**White Hall:** The Lindauer structural assessment suggests the west wall of the education wing should be modified to separate it from any load-bearing function for the addition, but that it could otherwise be stabilized and remediated as a fire-separation wall from any new construction to the west. Harry requested the Board's direction on moving forward with remediating the wall, or developing the engineering and architectural specs for that scope of work. It will be cost-prohibitive to add on to the education wing due to the construction type of that building. Kevin is concerned that the developer who buys it might want to tear the building down. Jodi asked if CMU students could do a mural on the wall. PJ does not want to spend a lot of money on the wall. Les asked if Lindauer said we should remediate it or sell it as is. Kevin would like to see an estimate of the cost to remediate it. Rich asked about the fence. Harry stated that the DDA is paying the monthly (\$127.20) rent. Harry suggested that if anyone would like to take a tour he will arrange for that.

Harry has been meeting with a group of food truck operators who would like to operate a Downtown **food truck court** on the first and third Fridays through October. Harry suggested they set up in a private parking lot. They had planned to start August 1, but were unable to get everyone together that quickly. Jodi asked how many food trucks there would be. Harry stated there are 6 to 8 food trucks that have shown interest. They will provide their own seating and tables. Harry polled some merchants on Main Street and they do not really want the BID and/or DDA to be involved in the effort. The food trucks have their own following and are combining Facebook pages. Harry is simply giving them guidance regarding legalities. PJ suggested having them talk to the Elks Lodge about using their parking lot for a venue.

Kevin spoke with the attorney that is working with the owners of **ValueLodge**. He is hoping they can revive City Market's interest in buying the building. CDOT will not allow a left hand turn off of 1<sup>st</sup> Street making it very unhandy for a fuel station. There is also a City ordinance regarding lighting that CM has identified as an issue. Harry will call John Duffy to see if there has been any progress. PJ would like to see the blight eliminated. Kevin wondered if there is anything the DDA could do or offer to help City Market. City Market did ask whether the DDA could possibly participate in improving the substandard alley behind the building, which we offered to explore.

Jodi got an earful from Nate Reynolds about the **splash pad** closure. He would be willing to help with maintenance if the splash pad remains open to the public. PJ has gotten positive phone calls in regard to closing off the splash pad. Harry and PJ are working with Ted Ciavonne for an alternative design for the perimeter. Either PJ or Harry would be glad to speak with Nate about the splash pad's maintenance problems.

ADJOURN: Jason made a motion to adjourn; Shane seconded; the board adjourned at 8:45 a.m.