

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, AUGUST 14, 2014
248 SOUTH 4TH STREET
7:30 A.M.

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

ABSENT: Kevin Reimer

STAFF: Harry Weiss, Diane Keliher

GUESTS: Bennett Boeschstein, Rich Englehart, John Shaver

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

APPROVAL OF MINUTES: Shane made a motion to approve the minutes of the July 24th meeting; Jason seconded; minutes were approved.

CALENDAR CHANGES: Harry will be attending a DCI conference September 10, 11 and 12th and would like to move the September 11th DDA Board meeting to September 4th. There are additional potential conflicts in early October and around the holidays, but those can be addressed via an email survey of the Board and approved at a later date.

DOWNTOWN BARS: The new bar located in the former Boomers space on Main Street, Thunderstruck Valley, has had a significant impact on Main Street. In the first three weeks of operations there were 36 police calls to the establishment, and we have had a spate of broken storefront windows. Merchants are concerned and upset, and more recently other bar and restaurant operators have expressed their concerns for the impact generally on the entertainment function of downtown. Not all the problem is attributable to TV. We've always had late-night problems downtown, but those issues are becoming more problematic and exacerbated. GJPD has responded with a substantial increase in police assigned to Main Street, to the point that it takes resources away from other areas of the City. In addition to law enforcement and whatever processes are in place for regulatory review, there is an opportunity for the Downtown business community to come together to identify best practices and police themselves. Harry is recommending that the DDA/BID act as a convener/facilitator of Downtown bar and restaurant operators to assess the problem and provide leadership on solutions. John reminded the board that there are liabilities and responsibilities to having a liquor license.

Stephan added that Downtown at night is totally different than during the daytime. He is concerned about Avalon patrons walking back to their cars or hotel rooms at night. Kirk suggested taking down the banner poles on the street lights which people climb up on and swing around. Rich said some of the lamp poles belong to Excel, but that he would talk to Rob Schoeber in the Parks Department about removing them.

Stephan stated that the DDA file a complaint with the liquor authority. PJ feels that the BID would be the more logical entity to do that. Marty said PD has compiled stats documenting the extent of the problem. Les asked how the landlord feels about the tenant. John noted that Quincy's has made great

strides in cleaning up their operation and offers an example for similar efforts with TV. John said that when reviewing Thunderstruck Valley's temporary liquor license the City will be taking police reports into consideration. Marty asked what the difference is between temporary and permanent license. John explained that any transfer of a liquor license requires a temporary license before a permanent license is issued. If complaints continue their permanent liquor license could be affected. PJ will call Chet to let him know the board's concerns.

DOWNTOWN WIFI: Harry met with City IT staff and was informed that there is a new state statute that prohibits government entities from competing with the private sector in offering internet services. Additionally, in the past four years smart phones on data plans have supplanted much of the amenity value of free Wi-Fi in public places. The City is conducting a study for connectivity which is more about cell coverage and adequate bandwidth availability. In addition to concerns for the way the wi-fi package on Main Street was specified and procured, Harry noted that there isn't a clear understanding of the ongoing operational costs in providing the service and the implications for capital replacement reserves to sustain and upgrade the system in future years. Kirk shared his impression that the main folks asking about Wi-Fi service are Downtown merchants who have expressed a desire to use it for their own business purposes, which Harry noted was very problematic as an unsecured network. Harry suggested that the BID could investigate other approaches to IT that serves the needs of BID members, but that the amenity approach that is fueling the creation of a free utility is a poor basis for our getting into this service. Shane asked if we will sell the equipment that we purchased. Jason suggested approaching private technology companies to explore their interest in providing some level of service. The board agreed to not go forward with Downtown Wi-Fi installation on Main Street.

UPDATES: Harry met with Peter Booth, the Museum of Western Colorado Director, who would be willing to be the lead agency for a Whitman Park event based on the heritage of the Western Slope. Kirk asked what became of the idea of placing training equipment in the Park for police and fire personnel training. Rich said that the City needs to pursue its process for planning and evaluation of options before committing to a specific investment. The City's task force on Homelessness and Vagrancy will be meeting again shortly to define strategies for moving forward.

There have been a series of very productive meetings with Ted Ciavonne regarding the modification of the splash pad/water feature. We are honing in on the most cost-effective and minimally invasive options. Some of the work could be accomplished by Parks using in-house resources – once those cost savings can be identified we can look at a hard number for possible contribution by DDA.

Harry received a call from the DDA Director in Ft. Collins explaining that the State has contacted the Larimer County Assessor to change their TIF calculation procedures to subject the DDA's operating levy to the set-aside. This has significant potential to impact DDAs that take in all their operating funds without apportionment, but has no impact on us as we already do it the way being prescribed- apparently we are the only DDA in the state that has been doing so.

ADJOURN: PJ made a motion to adjourn; Kirk seconded; the board adjourned at 8:15 a.m.