

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, SEPT 25, 2014
248 SOUTH 4TH STREET
7:30 A.M.

PRESENT: Les Miller, Chair Jason Farrington, Vice-Chair Shane Allerheiligen, Marty Chazen, Jodie Coleman-Niernberg, Kirk Granum, PJ McGovern, Kevin Reimer, Stephan Schweissing

STAFF: Harry Weiss, Diane Keliher

GUESTS: John Shaver, Tim Moore, Bennett Boeschenstein

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

APPROVAL OF MINUTES: Jason made a motion to approve the minutes of the September 4th meeting; Kirk seconded; minutes were approved.

Marty made a motion to change the posting of DDA meeting agendas to 437 Colorado Avenue; PJ seconded; motion carried.

Kirk made a motion to adopt the revised DDA meeting schedule for the remainder of the year; Stephan seconded; motion passed.

EXPANSION OF FUNCTIONS OF THE DDA: The City has initiated discussions regarding the DDA stepping into an expanded and direct role in event management as well as parking management. At our previous meeting we spoke about some of the challenges that events pose. But Harry would like to pose the more fundamental question about whether the DDA should be involved in administrative functions, and if so, what type. Is this a natural and proper evolution of the DDA's role, and is it related to the evolving circumstances of Downtown that are the proper purview of the DDA?

The DDA has been very strict in defining its role as a capital improvements funding agency without a lot of programmatic responsibilities. In fact, in years past when the DDA has strayed from that narrow purpose it has subsequently pulled back from programmatic activities. A lot of TIF money has been invested in Downtown infrastructure, which in turn has resulted in new pressures on Downtown resources. There might now be a strong justification for expanded management and oversight to insure those investments, and their outcomes, are properly stewarded. By statute the DDA already serves as a planning and policy advisor to the City. Expanded management functions would require the delegation of additional (and sufficient) authority and powers beyond the existing.

PJ is concerned about our operating budget is already lean, and feels that the City has adequate staff to handle administration. The DDA is a volunteer board with a very small staff. Kirk would like to have more direct control over downtown events. With regard to parking management, Harry explained that preliminary conversations have looked at the long-term ownership of parking assets and the potential for redevelopment of the existing parking infrastructure to catalyze new infill development. Marty wanted clarification of where the parking garage revenue is going now. John explained that the net operating revenue of the entire parking system is used to repay the City's loan from the general fund for

the construction of the parking garage. Jason mentioned that there could be a revenue stream that would come from permitting events.

Marty feels adding administrative functions takes attention away from the DDA mission and adds staff that the City already has in place. Jodi and Stephan agree that it would distract from capital projects. Harry stated that 33 years on in the history of the DDA there may be additional roles for the DDA to consider. Clearly there are operational concerns for how well Downtown functions as a district. John added that the DDA already has authority over commercial activity permits such as street vendor permits. Jason wanted examples of other things the City would want us to do. Harry stated we should clearly distinguish policy/administrative functions from maintenance activities. Marty has issues with another layer of bureaucracy that takes control away from elected officials and diminishes accountability. Jodi is concerned about conflicts of interest and blurring the DDA's identity with the City. Shane asked if we don't take the entire parking system over would we still get revenue. Harry explained that the DDA receives revenue from its 60 spaces in the parking garage and its shared ownership of the surface lot on the 500 block of Colorado. Prior to the exchange of White Hall for the lots behind the Avalon, we received revenue from those meters as well.

Stephan asked what direction Harry is seeking from the board. Harry would like the Board's gut response to the notion of taking on administrative tasks on behalf of the City. Harry feels strongly that any such expansion of responsibilities should be part of a comprehensive "reset" of the DDA and BID, including making TIF funds more flexible and the renewal of the BID. Les suggested that board members seek each other out for further discussion and come back with more input. Harry will make a matrix of pros and cons. John added that the City is tackling a special events policy over the winter months so there is some sense of urgency to the discussion. PJ asked who is working on the City's event policy. There is an internal working group of staff that has included GJPD, Parks staff, Kathy Portner, Kris Ashbeck, John Shaver, Rich Englehart, and Harry. PJ suggests that there be a couple of DDA board members on the City's event policy committee. Harry said an initial goal is to draft some recommendations to circulate for DDA and BID members to respond to.

EXECUTIVE SESSION: Jason made a motion to adjourn into executive session for the purpose of discussing the purchase, acquisition, lease, transfer or sale of real, personal, or other property interest under C.R.S. section 24-6-402 (4)(a); Stephan seconded.

The board moved into executive session at 8:10 a.m.

Jodi made a motion to adjourn from executive session; Jason seconded; the board entered into regular session at 8:27 a.m.

ADJOURN: There being no other business to discuss Jodi made a motion to adjourn; Kirk seconded; the board adjourned at 8:28 a.m.