

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, FEBRUARY 12, 2015
437 COLORADO AVENUE
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

ABSENT: Stephan Schweissing

STAFF: Harry Weiss, Aaron Hoffman, Vonda Bauer

GUESTS: City Attorney John Shaver, Henry Metz

CALL TO ORDER:

Les called the meeting to order at 8:21 a.m.

APPROVAL OF MINUTES:

Jason made a motion to approve the minutes of the January 22, 2015 meeting; Kirk seconded the motion; minutes were approved.

SPLASH PAD FENCING:

Harry said that All Metals Welding has been approved to install the fencing around the splash pad. The price for the fence and installation is approximately \$9,800.00. PJ has offered to underwrite \$2,000.00 of this project. Harry asked the board to commit to \$8,000.00 to pay for the remainder of the project. Marty moved to allocate the money to the project; Jason seconded. PJ abstained from the vote.

WHITE HALL:

Site Survey & Conditions

Harry stated that we need a site survey with grade information and utility locates. Austin Engineering has been contacted to do the work which will cost will be approximately \$2,000.00. There is a question whether existing information concerning soils will be sufficient for development planning or if a full-blown soils analysis will be required by the Mesa County Building Department. Harry will investigate this further.

Plan of Development Amendment

Process & Calendar

Harry stated DDA will need to move forward with a formal amendment to our Plan of Development which requires consultation with District 51, review by the Planning Commission, and approval by City Council. Harry recommends the amendment address the larger context of Downtown housing and incorporate White Hall as an opportunity site. In addition to the amendment of the Plan of Development, we will need to process a budget amendment for any project that allocates contingency funds to a specific purpose. March is the soonest that an amendment can be put on the planning commission agenda and the consultation with Mesa County School District 51 completed.

Henry Metz introduced himself. He owns property behind White Hall at 619 Grand Avenue. Mr Metz is interested in what course the DDA is going to take with White Hall. He read the minutes from the last

meeting and believes 49 units seem to be a lot. Mr. Metz asked if the DDA would be open to any other proposals. Harry said he would meet with him to give him a full briefing on the current status of the property and the evolution of DDA's thoughts about its redevelopment. Harry also recommended that DDA invite other property owners in the immediate vicinity of White Hall to a neighborhood meeting to brief them on the project. Les asked Mr. Metz if he had a proposal in mind. Mr. Metz stated that he would like to look at higher quality housing for the site and has some partners that he could work with that have built subdivisions and condos. Les thanked Mr. Metz for coming.

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); Marty seconded the motion.

The board moved into executive session at 8:45 a.m. Present were Les Miller, Chair, Jason Farrington, Vice-Chair, Shane Allerheiligen, Marty Chazen, Jodie Coleman-Niernberg, Kirk Granum, PJ McGovern, Kevin Reimer, John Shaver, and Harry Weiss
Kirk left the executive session meeting at 9:07 a.m.

Marty made a motion to adjourn the executive session; Kirk seconded. The executive session adjourned at 9:28 a.m.

UPDATES: There were no updates.

ADJOURN: Marty made a motion to adjourn the regular meeting; Jason seconded; the board adjourned at 9:30 a.m.