

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, FEBRUARY 26, 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, Stephan Schweissing

STAFF: Harry Weiss, Vonda Bauer

GUESTS: John Shaver and Bennett Boeschstein

CALL TO ORDER:

Les called meeting to order at 7:30 a.m.

APPROVAL OF MINUTES:

Shane made a motion to approve the minutes of the February 12, 2015 meeting; Jason seconded the motion; minutes were approved.

2014 YEAR END FINANCIAL REPORT & 2015 BUDGET AMENDMENTS:

Financial Reports:

Harry presented the 2014 year-end financial reports. The board has previously recommended that Jodi Romero or Jay Valentine participate in financial reporting. Harry stated that the DDA financials are not as much of a concern as the BID financials that will be presented at the next Board meeting. He suggested reviewing the year-end reports would allow the Board to identify any questions or concerns to refer to Finance for their input. Harry noted there is a \$1000 discrepancy between the summary report and the New World Report that pertains to a pending journal entry for a Legends program contribution. Overall the DDA saw an increase of 5% in income from last year and kept expenses 5% below budget. The Legends program fund balance at the start of 2015 is approximately \$55,000. Harry reviewed the 203 fund summary and detailed the White Hall expenses.

Budget Amendments:

Harry explained the 2015 budget amendment recommendations:

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| \$6,486.00 | Move from Special Events AOTC Coordinator to DDA Labor & Benefits for Robin Brown's position. She is now an employee and not an independent contractor. This is simply a reallocation of existing budgeted expense from one line item to another. |
| \$372.00 | An increase in operating expense for security system monitoring at our new office location for an additional \$31.00 per month was not originally budgeted, therefore, we are amending the budget to include this amount. |
| \$1,500.00 | A new expense under Community Support-Discretionary. This money would be used for discretionary donations from the DDA in support of community events or programs (Lions Club Carnival, etc.). We receive occasional requests for small donations throughout the year. These funds would be within the Executive Director's discretion to award. |

Les asked what the Financial Audit fee expense was for. John Shaver replied that the City charges the DDA a fee since the DDA is included in the yearly audit services which is currently provided by Chadwick,

Steinkirchner, Davis & Co. Marty moved to approve the budget amendments. Stephan seconded the motion. The budget amendments were approved.

METZ PROPOSAL FOR WHITE HALL:

Harry met with Mr. Metz after the last board meeting and discussed the White Hall project. Mr. Metz is unable to attend today due to an illness. Harry previously forwarded Mr. Metz's email outlining his idea for building 12-16 townhomes on the White Hall Site, ranging in size between 1,000 sq/ft to 1,600 sq/ft and one to three bedroom units. Once the townhomes are completed they would be offered for sale for approximately \$150-\$170 per sq/ft. The proposed architect, Elizabeth Metz, (Henry's sister) is based out of Denver. They propose that the DDA give them the site after demoing the existing building, and for the TIF-eligible infrastructure/street improvements as necessary for parking. Demolition and grading would cost approximately \$150,000 and possibly \$350,000-\$500,000 for street improvements. Jodi asked if Metz has done any other projects around town. She would like to see a portfolio of his work. There were many comments stating that this project would pose less risk and cost for the DDA. Harry has informed Clark Atkinson that Metz was bringing forward a concept. Marty stated that the DDA could go with the bigger project but it is more of a risk, and we must consider other possibilities or projects that could be foreclosed by the commitment of this amount of funding to this project; or go with Mr Metz's proposal with less money, which conserves DDA resources for other projects. The other option would be to level the building and sell the lot. Marty stated that we need to be prepared for the question of why we are giving someone the lot and paying for demolishing the building. PJ was concerned why the DDA would be paying for demolishing the building and donating the lot. He suggested that we solicit some bids to see how much it would cost to demo the site. It was also discussed that the goal is to create more housing in the downtown area which would help property values. Harry stated that the DDA would have input on the design and the project. Bennett asked if this project was open for proposals. There was discussion about preparing an RFP. John Shaver stated that this is a policy matter, not a legal matter, but from the public perception he agreed it would be better to have an RFP. PJ advised the DDA board to publicize this project. It was determined that an RFP be prepared which would include a detail level of design and schematics, not just a written proposal. The Real Estate committee would review the RFP's then present their recommendations to the board. The information could be circulated via email to the board for an electronic vote.

AGENDA ITEMS FOR JOINT SESSION WITH CITY COUNCIL ON TUESDAY, March 17; 11:30 a.m.:

Harry stated that the City had requested a joint session. The following were suggestions for possible agenda items:

White Hall

Line of Credit

Avalon

The move from Whitman building to CMU building

Riverfont and Amphitheater

Breaking ground on Las Colonias Park-There will be a funding request. What is council's idea on how that project will be funded?

Homelessness and vagrancy

Whitman Park Events – would like to have an event or two in summer

UPDATES:

New Mobility West I-70B Project

CDOT is developing design and engineering for the stretch of US50/I-70B through downtown. CDOT's current schematic shows a seven lane section along 1st Street -three lanes in each direction and a center

turn lane. Harry is participating in the planning meetings to determine the scope and schedule of the re-evaluation of the corridor through the New Mobility West grant program. A charrette is anticipated in mid-April with a public presentation to follow.

Schiesswohl Fuel Tanks

There was discussion concerning removing the fuel tanks that are buried in the corner parking lot at the NW corner of 6th and Colorado in front of the Schiesswohl Building. The tanks were not previously removed because there was no contamination at the time and it was understood they had been filled with inert material. Recent drilling along Colorado in an effort to map the contamination plume from the NE corner of 7th and Main revealed a high concentration of petroleum products just south and east of the Schiesswohl site, raising concern whether there was any connection to the Schiesswohl site. John reviewed the history of the property and thought it unlikely the recent contamination documented derives from our site

Electrical Vehicle Charging Station

A grant is available for an electrical vehicle charging station. The grant requires a 20% match which would amount to \$2,000. The deadline for the application is March 9th. There was discussion regarding where the station would be located, how electricity to the station would be provided, and who would own the station. Locations discussed were the parking deck, parking lot on Colorado, Two Rivers, Avalon, new Amphitheater parking lot, or placing it near a GVT stop. Kevin stated that Springhill Suites has a charging station in their parking lot but it does not get utilized much. Harry will find out more detailed information and email it to the board members.

Shane left the meeting at 8:48 am.

ADJOURN: Kirk made a motion to adjourn; Jason seconded; the meeting adjourned at 9:03 a.m.