

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, APRIL 9, 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, Aaron Hoffman

GUESTS: City Manager, Rich Englehart; City Attorney, John Shaver

CALL TO ORDER: The meeting was called to order at 7:30 a.m.

APPROVAL OF MINUTES:

Jason made a motion to approve the minutes of the March 12th meeting; Marty seconded the motion; minutes were approved.

Calendar Review

April 15/16 – New Mobility West Workshop

The planning workshop meeting will be April 15th and 16th. There will be a series of focus groups. Charlier & Associates, a transportation planning company from the Front Range, will be the consultant on this project. There will be discussions to identify appropriate alternatives for the downtown portions of I-70B. Harry encouraged board members to attend.

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 7:36 am.

UPDATES:

Recap of Joint Session with City Council

PJ expressed his deep dissatisfaction with the discussion of the sales tax TIF at the joint session with City Council, and recommends that we abandon any further discussion of adjusting the allocation ratio of the sales tax increment.

White Hall Status

There was discussion concerning how the Board wants to move forward with White Hall. The Board decided that two RFP's need to be drafted instead of one. Previously there was an approval for an RFP to solicit bids for redevelopment of the site but that has not been completed yet. The RFP's will run concurrently and will be published for a few weeks with different deadlines. PJ made a motion to instruct Harry to prepare two requests for proposals; one to solicit bids to demolish the building at White Hall and the other to solicit bids for redevelopment of the site. Marty seconded the motion. The motion was approved.

STAFFING STRATEGIES:

Harry has submitted his letter of resignation effective May 22, 2015. He has accepted a new position as Vice President of Urban Revitalization and Development at One Acadiana, in Lafayette, LA. Les thanked Harry for his service and Stephan expressed his best wishes to Harry. The Board discussed next steps for a search for a new Executive Director. Les noted that the Board has an opportunity to evaluate the effectiveness of the current framework of the DDA and BID and consider alternative strategies for staffing such as possibly having separate Executive Directors for the two organizations. This approach would provide dedicated resources for the separate missions of the two organizations, and in particular would provide greater focus on the organizational and financial challenges of the BID. There is also the possibility of designating separate Chairs and Vice Chairs for each board to better distribute the functions and attention of the Board. As a practical matter, should the Board want to pursue some alternatives Harry suggested appointing an Interim Director as well as an interim Marketing & Communications position. PJ offered his support and stated that this is an opportunity to reevaluate these positions. It was decided that there needs to be more discussion concerning the staffing at the April 23rd board meeting. Jason and Marty volunteered to serve on the executive search subcommittee board, with Shane as an alternate. Harry will distribute the job announcement that he received when he was hired for the job. Aaron Hoffman will send out a newsletter informing the BID of Harry's resignation. PJ made a motion to accept Harry's resignation; Kirk seconded; the motion was approved.

ADJOURN: Shane made a motion to adjourn; Marty seconded the motion; the meeting adjourned at 8:58 a.m.