

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, MAY 28, 2015  
437 COLORADO AVENUE  
7:30 A.M.

**PRESENT:** Les Miller, Chair, Jason Farrington, Vice-Chair, Shane Allerheiligen, Marty Chazen, Kirk Granum, PJ McGovern, Stephan Schweissing

**ABSENT:** Jodie Coleman-Niernberg

**STAFF:** Tim Moore, Vonda Bauer, Allison Blevens

**GUESTS:** Rich Englehart, John Shaver, Bennett Boeschstein, Steve Reimer, Rob Schoeber, Traci Weiland, Ted Ciavonne, Harry Griff, and Larry Jones

**CALL TO ORDER:** The meeting was called to order at 7:57 a.m.

**APPROVAL OF MINUTES:**

Kirk made a motion to approve the minutes of the May 14, 2015 meeting; Marty seconded the motion; minutes were approved.

**APPROVAL OF BUDGET AMENDMENTS FROM NEW LINE OF CREDIT**

Les stated that City Council approved the DDA's request to establish a line of credit with Alpine Bank. The line of credit should be available within the next 30 days.

John Shaver said there is an agreement with the School District for purchasing the R-5 property but they are still negotiating on a few items. They are also working on identifying the number of parking spaces that the school district would like to maintain.

Marty made a motion authorizing the DDA board chair to sign the agreement for the purchase of the R-5 property as well as a motion to approve budget amendments for the R-5 acquisition commitment in the amount of \$350,000 for 2015, an additional \$10,000 associated for due diligence for the R-5 acquisition, \$80,000 to cover the additional cost of the White Hall demolition and a budget amendment for reimbursement of 2014 TIF expenses of \$287,568 that were expensed out of unrestricted funds. Stephan seconded the motion. The motion was approved.

**LAS COLONIAS – PARKS DEPARTMENT PRESENTATION-AMPHITHEATER PROJECT**

Traci Wieland, Recreation Supervisor, gave a power point presentation of the final design for the Amphitheater Project. Ted Ciavonne has been involved with Las Colonias since the project was started. Traci stated that the intent for the presentation was to provide information about the project and would like for the DDA to be a contributor to the project. The Parks has received a grant from the Department of Local Affairs (DOLA) for the planning and design of the amphitheater. They are also planning to apply with DOLA for a construction grant in August. The construction grant will fund up to 50% of the project costs up to \$2 million dollars. The Parks department will also present this information to the City Council on Monday, June 1, 2015 at the Council Workshop. The following are the funding scenarios that the City Parks & Recreation are proposing.

Amphitheater Funding Scenarios:

	Scenario 1	Scenario 2
DOLA	\$1,248,000	\$1,573,000
Lions Club	\$ 280,000	\$ 280,000
City of Grand Junction	\$ 283,000	\$ 283,000
Riverfront Foundation	\$ 10,000	\$ 10,000
DDA	\$ 675,000	\$ 675,000
Estimated Budget	\$2,496,000	\$3,146,000

Scenario 2 includes pedestrian pavements, Riverside Parkway entrance, and parking improvements.

Kirk asked Traci if there really is a need for this kind amphitheater. Traci replied there is a need because there is no space for outdoor events. She stated that this would be an opportunity to move graduations, wedding, special events, etc. Bennett Boeschstein said that these riverfront projects are important for economic development stimulus for our economy. Harry Griff stated that he was on the DDA board for 10 years and within that time the board was prioritizing projects and Las Colonias and the Avalon were considered top priorities of the DDA. Les explained that the board is reviewing the DDA fund balance and expenditure requirements for this year through 2017. He stated that the DDA would like to participate but is not sure how much we can contribute at this time. Les asked if the DDA's commitment could be a phase commitment. John replied that the commitment can be made but the obligation of that commitment can be phased. Harry Griff suggested revisiting the DDA boundaries and perhaps move south and annex some of that property. PJ agreed and suggested that this board take that opportunity and invest or trade for more territory without a cost to the city. Les thanked Traci for sharing the presentation and information to the board.

**HOTEL PARKING AGREEMENT UPDATE**

Les stated there is a meeting scheduled on Monday, June 1, 2015, to discuss the hotel parking agreement with Tim Moore, John Shaver, and two DDA board members. Tim said the DDA board would like to get the agreement finalized as soon as possible. Steve stated they have some additional property (Plaza Reprographics) under contract for \$625,000 that will be closing on June 5<sup>th</sup>. This property is being purchased for a possible expansion of the SpringHill Suites hotel. Steve also said if the Event Center gets approved, they would consider building a 4<sup>th</sup> hotel. Rich said the City Council had a retreat and the Council elected to advance the discussion of the Events Center in the community. They have chosen the downtown as the preferred sight. The council wants an economic analysis to see what this would create for our community as well as a parking study and to include management of the parking system. Rich stated that the management of the parking system might be beneficial to the BID because it can generate revenue but there is also debt that is incurred. There would need to be discussion with the City Council and DDA before proceeding.

**UPDATE ON HIRING NEW EXECUTIVE DIRECTOR**

Jason stated that phone interviews will be scheduled the 2<sup>nd</sup> week of June for potential candidates. They have received approximately twenty applicants so far. The deadline is tomorrow, May 29<sup>th</sup>. Tim, Shane, Kirk, Les, Jason, and Marty have been reviewing the applications. The interview panel will be Tim, Les, PJ, Jason, and a DDA constituent.

**BOARD VACANCIES**

There are three or four applicants, not including Jason, that have applied for the DDA/BID board vacancies. The City Council is planning on forming a committee by next week to begin the interviewing process of the candidates.

**FINAL HOUSING STUDY**

Les stated that the final Housing Study has been published. He asked that each of the board members read the information and then the board can discuss it at the next board meeting.

**OTHER**

Marty asked why the White Hall was not demolished yet. Tim replied that the contract is being finalized with Colorado West Contracting and they are trying to get a construction schedule in order. Les stated that there was an opportunity for the Police to use the building for swat training until the demolition.

**ADJOURN**

Stephan made a motion to adjourn; Kirk seconded the motion; the meeting was adjourned.