

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, JUNE 11, 2015
437 COLORADO AVENUE
7:30 A.M.

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

ABSENT: Jodie Coleman-Niernberg, Marty Chazen

STAFF: Tim Moore, Vonda Bauer, Allison Blevens, Robin Brown

GUESTS: John Shaver, Bennett Boeschstein

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

APPROVAL OF MINUTES:

Meeting of May 28, 2015

Les indicated a correction in the minutes to Marty Chazen's motion. Under the line item "Approval of Budget Amendments from New Line of Credit" the motion was to authorize the DDA board to sign the IGA instead of the Purchase Agreement of R-5. The recording will be reviewed for clarification. Stephan approved the minutes of the May 28, 2015 meeting with the correction. Jason seconded the motion. The minutes were approved as noted.

After review of the recording, it was determined that the original motion was accurate, therefore, the minutes will not be amended.

POSSIBLE CAPITAL PROJECTS (NOT BUDGETED)

Tim distributed budget information specifying the projected fund balances for the 203 Fund (DDA Capital Fund) and 611 Fund (TIF Debt Service Fund). The board reviewed the information. Tim indicated that the DDA has received several budget requests and wanted the board to have this information in order to show what funding is available.

PJ stated there is not a great deal of money available compared to what the requests are. He indicated the DDA no longer receives any funding from Mesa County. Shane said he had spoken to a County Commissioner asking why the County isn't contributing anymore. He suggested that the DDA Board consider attending a County Commissioner's meeting in order to represent the DDA and possibly receive some of the funds back. PJ said he would like to encourage this board, on an ongoing basis, to educate the County on what the DDA's goals are.

Downtown Parking Study

Tim stated that he has had a conversation with Walker Parker Consultants in regards to preparing a downtown parking study. The cost would be a 50/50 split between the City and the DDA for approximately \$50,000-\$55,000. The DDA's cost would be approximately \$25,000. The study would provide information for Event Center parking for the City and would also look at the parking model which could possibly be a funding revenue source for the ongoing operations of the BID. Tim indicated a decision has not been made at this time but will inform the Board if they are going to proceed with the study.

Participation in re-development of White Hall

There was discussion concerning the redevelopment of White Hall. Tim stated that after the building is demolished and the site cleaned up, the DDA will need to decide what to do with the property. An option would be to process another request for proposal if the DDA is willing to be a funding partner. Funds may need to be reserved if the DDA decides to go forward with this option.

Tim stated that the DDA board needs to discuss and decide what the priorities are and how the DDA would fund the following budget requests:

Las Colonias Park	\$675,000
Mesa Pawn	\$375,000
Downtown Parking Study	\$ 25,000
Re-development of White Hall	Undetermined

Tim asked the board for any thoughts concerning these requests. PJ suggested that the DDA board consider a percentage of the budget be allocated and reserved for reinvestment in TIF producing projects. PJ explained where the DDA District boundaries exist. He suggested if the DDA decides to contribute to the Las Colonias Park project, the board should ask, in exchange, to increase the boundaries for the commercial district around the park. This would be a long term investment for the DDA. Les stated that the new DDA Director's responsibility could be to write a policy to increase the increment. Jason stated with the limited funds that we have available perhaps direct the funds to the highest projects with the most leverage. If the board does contribute to Las Colonias, he recommends a multi-year commitment which would still satisfy the grant funding. Kirk indicated he would prefer to see Mesa Pawn acquired but would like more research and information before the board make any decisions on funding this project. Shane asked if information could be provided for a list of the DDA's assets and if the assets are saleable or tradable. Tim stated that the budget requests will be on the next board agenda for more discussion.

DOWNTOWN HOUSING STUDY

Comments by June 17th

The board members were previously emailed the Downtown Housing Study. Les stated he would like any comments, feedback, or suggestions. Shane said that he read the study and felt there was an extreme interest in housing downtown. The study also stated that the transient problems need to be addressed. Les stated there were several focus groups that identified the four sites that were chosen for the study.

Jason made a motion for the board to approve the Downtown Housing Study as a baseline for discussion and community input, not as a full adoption of every point made in there and for public circulation. Shane seconded the motion. The motion was approved.

John suggested setting a review date for 6 to 12 months for further discussion. Allison will send out a press release informing the public about the Downtown Housing Study and will put a link on the DDA website.

UPDATES ON:

Hotel Parking agreement with Western Hospitality

Tim indicated that he has talked with Kevin and Steve Reimer. They will make a proposal at the next board meeting and address a few changes that were identified to the 1st agreement. The Reimer's have purchased land South of Colorado Avenue. They would like to make that space available for public parking from 8-5 to fulfill the obligations that were in the original agreement. It was suggested that any new purchases should be annexed into the BID. Their property is in the DDA district, but not the BID. An agreement will be drafted and reviewed at the next board meeting.

White Hall Demolition

Tim gave a brief update on the White Hall Demolition. The contractor is waiting for a permit from Colorado Department of Public Health & Environment. The permit was submitted, but was rejected until the contractor provides more information. Tim talked to the contractor about doing a partial cleanup. They could fill in the hole and do as much cleanup as they can around the building. They are hoping to start that today. It will take approximately thirty days to demolish the building and clean up the site. Police and Fire have been utilizing the site for training.

R-5 Purchase

Tim indicated that the School District approved the contract and we are in the due diligence phase. The School District is asking for 80 parking spaces on the site. R-5 would like to be out of the building by next summer. Tim will keep the board informed on the progress.

UPDATE ON HIRING NEW DIRECTOR

Jason stated that they had phone interviews for the nine applicants for the DDA Director position. Five applicants were selected for in-person interviews but only four accepted. On Thursday, June 18th, there will be an Orientation and Community Tour as well as a meet and greet from 4:00 p.m. to 8:00 p.m. on the rooftop terrace of the Avalon. The entire board is invited and encouraged to attend. On Friday, June 19th the candidates will be doing the assessment starting at 8:00 a.m. at City Hall. Rich Englehart, P.J. McGovern, and Shane Burton will be on the interview panel. Jason and Les will be there as observers.

BOARD VACANCIES

Les stated there were six applicants, including Jason for the three board seats. Marty Chazen, Duncan McArthur, and Phyllis Norris will be interviewing the candidates on June 23, 2015.

ADJOURN

Shane made a motion to adjourn. Kirk seconded the motion. The meeting was adjourned at 8:32 a.m.