

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, JUNE 25, 2015
437 COLORADO AVENUE
7:30 A.M.

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

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

GUESTS: John Shaver, Harry Griff, Larry Jones, Dan Meyer (DDA/BID appointee)

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

APPROVAL OF MINUTES:

Meeting of June 11, 2015

Jason made a motion to approve the minutes of the June 11, 2015 meeting. Shane seconded the motion; the minutes were approved.

POSSIBLE CAPITAL PROJECTS (NOT BUDGETED):

There was discussion on what funds the DDA has available for budget requests. The requests for funding are Las Colonias Park for \$675,000, partnering with the City to purchase Mesa Pawn (the DDA's contribution would be \$375,000), and participation in the redevelopment of White Hall. Tim stated that at the last meeting it was suggested a ratio between what percentage of our available funding could be spent on private projects and public projects in order to regenerate monies. PJ complimented Tim for providing the budget information which included the detailed amount of available funding.

Las Colonias Park

Tim explained that the City Parks Department is in the process of submitting a grant application for Las Colonias Park and would like a commitment from the DDA to help fund the project. There would likely not be any cash exchanged this year; the actual project commitment would be in 2016.

Marty explained that expanding the Las Colonias project to a 4 million dollar contract has not been discussed with City Council yet. The original proposal was brought to the City Council but it was not 4 million dollars. There were some fund balances from last year but those have not been appropriated to a specific project. He stated these projects need to be discussed during the budget process. The City Council requested the Parks & Recreation staff review the different phases of the project due to some cost overruns among the phases and report back to us. There are also issues with the bathrooms that have not been addressed. The City Council has not received the report yet and the plans have not been finalized. Marty said he would not recommend committing any money to this project without having all the cost information. He stated there has also been discussion on who would carry the receivables on this project if the Lions Club and DDA commitments are funded over a number of years. Tim indicated that Rob Schoeber is working on the requested information but is not sure when it will be completed.

PJ stated that the DDA Board should negotiate with the City to get more DDA TIF territory in order to justify this commitment to Las Colonias Park and receive some return on our funding.

John said previously the City Council had indicated that any growth in boundary expansions would be voluntary. Any growth presumed voluntary and any boundary changes would have to be approved by the City Council.

Harry Griff emphasized that the grant application deadline is in August although they can reapply in December. He indicated there are no firm costs on the project because it hasn't been bid out yet. There is concern that DOLA dollars may not be available if the project is delayed another year.

Les stated that this project can be a multi-year commitment and suggested waiting to make any decisions until the new board members have a chance to review the budget requests. This request will be reviewed again at the next board meeting.

The Parks Department previously shared a presentation of the Las Colonias Amphitheater Project. The power point presentation will be sent via e-mail to the Board for review.

Mesa Pawn

Les stated that Mesa Pawn is a tentative project and he would rather not contribute \$375,000 for the purchase at this time since the City has not made any definite decisions. John stated that they are in the due diligence phase right now. The City has a 6 month option to purchase the property. PJ stated that if the event center gets approved, the Mesa Pawn property would be the most logical place to build it. He is not opposed to partnering with the City to acquire the property since Two Rivers would control the property for future expansion.

Participation in Re-Development of White Hall

There was discussion concerning the redevelopment of White Hall. Les stated that once the site gets leveled, Harold Metz will be contacted to see if he is still interested in the townhome project. A request for proposal will also be prepared for developing the property.

CONTRACT SERVICES WITH PROVELOCITY:

Les explained that the server and computers in the office are outdated, the wireless connection no longer works, and the internet connection is very slow. Currently the City of Grand Junction provides IT support to the DDA/BID offices which costs approximately \$1,750.00 per month for maintenance and support. The City IT department recommended that the DDA request a proposal from ProVelocity. Tim stated that the City has worked with ProVelocity and are very pleased with their service. They will be able to provide the services that we need at a lesser cost including access to the New World Financial Accounting System and they will provide a new phone system. Century Link would be our internet provider. The detailed proposals from ProVelocity are as follows:

Computer Hardware (Includes server, router, 5 phone lines, battery backup, external hard drive, Windows 7 upgrade to Pro)	\$12,135.00
Dell Laptop w dock & dual monitors for DDA Director	\$ 1,800.00
Dell Desktop Computer with 2 monitors-Sr. Admin. Assistant	<u>\$ 1,120.00</u>
Initial Start-up Cost	<u>\$15,055.00</u>
ProVelocity monthly support fee	\$ 595.00
Century Link monthly internet services	<u>\$ 391.00</u>
Total Monthly Fee	<u>\$ 986.00</u>

After discussion, it was concluded that ProVelocity would be the best option for providing support to the DDA/BID.

Stephan made a motion to approve the proposal for the computer hardware of \$15,055.00 and the monthly maintenance fee of \$986.00 per month. Marty seconded the motion. Shane opposed the motion. The motion was approved.

UPDATES ON:**White Hall Demolition**

Tim indicated that the permit from Colorado Department of Public Health & Environment was issued yesterday. The work is scheduled to begin on Monday, June 29th and should be completed within 30 days. A press release for the demolition of White Hall and the adoption of the Downtown Grand Junction Housing Study will be sent out within the next few days.

R-5 Purchase-ESA Attached

Tim stated that a site analysis was prepared by Ed Baltzer with Avant Environmental Service, Inc. Ed suggested that more sampling of the plaster be performed if work needs to be done inside the building. Since we are in the due diligence phase, he thought it would be important to test the plaster to see if there is any asbestos present. The cost would be approximately \$750.00 to perform twelve asbestos tests.

PJ said if asbestos is found, the DDA should try and negotiate reducing the price of the contract. Marty stated that he read the report from Avant Environment Services, Inc. and is concerned about the asbestos issue. He stated he would aggressively advocate for the testing. If there is a substantial amount of asbestos and walls have to be torn down, his concern is how much would the building really be worth to the DDA. After discussion it was decided that the Interim Executive DDA Director order Avant Environment Services to perform the additional testing for the asbestos.

UPDATE ON HIRING NEW DIRECTOR:

The four candidates for the DDA Director position were interviewed. After the interview process, it was determined that the candidates were not suitable for the position. The interview panel met with Claudia Hazelhurst (HR Director) and decided the job requirements need to be analyzed and reformatted to emphasize the projects that are currently underway as well as adding more details about the position. Les or Claudia will circulate the new job description and requirements to the board for their review. The position will be posted the beginning of July and applications will be accepted through July. Interviews will be in mid-August. Tim Moore said he is willing to continue to support and provide the DDA with resources until a new DDA Director is hired.

NEW BOARD MEMBERS:

Les introduced Dan Meyer, from the Bank of Colorado. Dan along with Duncan Rowley, from Office Outfitters, has been appointed for the new board positions. Jason Farrington was also reappointed for a full term. These three applicants were recommended for the new board positions but are waiting for approval from City Council. There will be an orientation for the new board members before the next board meeting in July.

OTHER:

Tim said the Parking Study will be tabled until the City decides how they want to proceed.

ADJOURN:

Shane made a motion to adjourn. Jason seconded the motion. The meeting was adjourned at 8:50 a.m.