

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, JULY 9, 2015  
437 COLORADO AVENUE  
7:30 A.M.

**PRESENT:** Jason Farrington (Chair) Kirk Granum (Vice-Chair), Shane Allerheiligen, Marty Chazen, Dan Meyer, Les Miller, Duncan Rowley, Stephan Schweissing

**ABSENT:** Jodi Coleman-Niernberg

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

**GUESTS:** John Shaver (City Attorney), Kathy Portner (Community Services Manager)

**CALL TO ORDER:** Les called the meeting to order at 7:30 a.m.

**APPROVAL OF MINUTES:**

Meeting of June 25, 2015

Les stated there was one correction in the last paragraph under "Other". Traffic study should be changed to parking study.

Jason made a motion to approve the minutes of June 25, 2015 with the correction. Marty seconded the motion; the minutes were approved.

**INTRODUCTION OF NEW MEMBERS:**

Les introduced the two new board members, Duncan Rowley (President/CEO of Office Outfitters and Planners) and Dan Meyer (Vice President of Bank of Colorado).

**ELECTION OF OFFICERS:**

Les said he has enjoyed working with the board over the past year. Les stated that Jason, Vice Chair, has expressed an interest in the Chair position for the upcoming year.

*Shane made a motion to nominate and appoint Jason for Chair; Kirk seconded the motion; the motion was approved unanimously.*

*Les made a motion to nominate and appoint Kirk for Vice-Chair; Stephan seconded the motion; the motion was approved unanimously.*

Jason stated that there has been previous discussions concerning separating the BID chair and DDA Chair. Besides having a BID steering committee, this would allow the BID Chair to work with the member's downtown as well as staff. Les commented this topic should be deferred to the BID meeting.

**PARKING AGREEMENT WITH WESTERN HOSPITALITY:**

Tim passed out the Western Hospitality Parking Agreement (see attached) to the Board members. He explained that an amendment to the original agreement is included in the draft. The agreement needs to be reviewed by the Board and the Reimer's. This item will be put on the agenda for official action at the July 23<sup>rd</sup> board meeting.

**WHITE HALL REVIEW (R.F.P.):**

Tim stated that the demolition of White Hall is underway. A request for proposal (see attached) has been drafted for the board's review. The RFP will be sent out as soon as the site is leveled. There was discussion concerning the wording in the RFP. The RFP only mentions the purchase of the property. The DDA would like to consider some type of development proposal with possible participation with the DDA.

Les mentioned there was a proposal that was previously presented to the Board to build a four or five story building with 47 apartment units. The developer was interested in the site before the DDA decided to demolish the existing building. The DDA determined the proposal was too risky and would cost too much money, therefore, the DDA declined to participate. There was also a proposal from Mr. Metz which included the DDA giving him the site to build townhomes. There was no indication what kind of participation he would want from the DDA other than giving him the land. Mr. Metz will be contacted to see if he is still interested in building the townhomes. This item will be put on the agenda for the July 23<sup>rd</sup> board meeting.

**LAS COLONIAS PARK UPDATE:**

The Parks Department will be applying for the DOLA grant in November. It has been delayed for a few months in order to redefine the project therefore the DDA will not have to make a decision to fund the project at this time.

There was discussion concerning the expansion of boundaries within the TIF District. Expansion of the boundaries is voluntary. Las Colonias Park might prompt commercial and residential growth in the lower downtown areas which could generate TIF revenue.

Kathy stated that before Harry resigned, they wanted to meet with the property owners adjacent to the park to inform them of the plans for Las Colonias Park and how this park would benefit their properties. The property owners include Jim Jeffries, Rex Randall, Duke and Peggy Cox. They are still planning on pursuing this within the next couple of months.

**OTHER:**ProVelocity Contract

Allison stated that a new Apple Macintosh computer for Robin was supposed to be on the original contract with ProVelocity. The cost for the computer is \$725.00. There will also be an additional monthly charge of \$90.00 for an Adobe cloud subscription for graphic design and cloud sharing.

*Stephan moved to amend or add to the previous motion this change that amounts to \$725.00 plus a \$90.00 monthly fee for the Adobe Cloud subscription. Kirk seconded the motion.*

John stated that this request does not require an amendment just an authorization for the expenditure is needed.

*Stephan withdrew his motion and moved to approve the expenditure. Marty seconded the motion. Shane opposed. The motion was approved.*

#### R-5 Update

Tim explained that the results of the testing on the plaster were less than 1% asbestos. Precautions would have to be made if there is any repair work or walls that would need moved. There was discussion concerning the School District possibly lowering the price of the building due to the additional cost if modifications are needed to be made to the building. Tim will obtain an estimate to define the project costs associated with the removal of the asbestos.

#### Executive DDA Director Update

The selection process for the DDA Executive Director has been reopened. Applications are being accepted through the end of July. Tim stated there are ongoing projects that the DDA would like to accomplish in the next 30 days. Tim is willing to continue to support and provide the DDA with additional resources from the City if needed.

#### **ADJOURN:**

Les made a motion to adjourn; Kirk seconded; the Board adjourned at 8:23 a.m.