

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, SEPTEMBER 24, 2015
437 COLORADO AVENUE
7:30 A.M.

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

STAFF: Tim Moore, Kathy Portner, Vonda Bauer, Allison Blevins

GUESTS: John Shaver (City Attorney), Scott Hockins (Special Projects Manager), Jay Valentine (Internal Services Manager), Bennett Boeschstein

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

APPROVAL OF MINUTES:

Meeting of September 10, 2015

Les made a motion to approve the minutes of the September 10, 2015 meeting; Marty seconded the motion. The minutes were approved.

BROADBAND MASTER PLAN:

Duncan, Les and Jason met with Diane Kruse (CEO of Neo Fiber, Inc.) on Tuesday September 15, 2015, to discuss the pilot project with the Downtown Development Authority. The Board discussed the services Neo Fiber will provide to the DDA. The consulting agreement states that NEO Fiber will work with City staff and the DDA to develop a broadband pilot project for the downtown area which will include defining the boundaries and provide a baseline valuation of the existing conduit and fiber optics. Neo Fiber will develop a competitive Invitation to Bid describing the goals of the broadband study, recommend strategies for engaging in a potential public/private or public/public partnership for the pilot project. Neo Fiber will provide a high-level analysis and valuation of the existing assets to be used as a baseline for negotiations with a potential partner to provide services. After the assessment is completed, the next step would be the construction of the project. Marty reported that he had heard from a Charter representative that they could provide the desired service, so wondered whether the study was needed. Scott reiterated the scope of the study, which includes the opportunity for a competitive bid.

Duncan made a motion to authorize the broadband consulting contract with Neo Fiber. The amount shall not exceed \$16,000. The scope of services will be completed within three months of the date of the executed contract. Dan seconded the motion. The motion was approved.

DDA 2016 BUDGET APPROVAL:

The DDA 2016 budget was presented to the Board. Budget worksheets for Funds 103 and 203 were distributed. Jay Valentine (City Internal Services Director) was in attendance to help answer questions regarding the various DDA funds. Jay explained that the DDA is a component unit of the City. It is legally a separate entity, however, the City Council is financially responsible for the budget, so it must be presented to the City Council for approval.

The DDA has three funds which include:

Fund 103 (Operating Fund) Unrestricted funds that are to be expended on the mission of the DDA.

Fund 203 (Capital Improvement Fund) Revenue is generated from the sale of property and proceeds from debt service. The funds are unrestricted and must be expended on capital projects.

Fund 611 (Debt Service Fund) All TIF proceeds are for repaying the debt and restricted for blight and public projects.

After Board discussion, it was decided to table approving the budget until the October 8, 2015 regular Board meeting. Jay will prepare a summary showing the restricted and unrestricted funds that are available in each account.

UPDATES/OTHER BUSINESS:

- The parking agreement with Western Hospitality, LLC has been finalized.
- White Hall-The DDA received two proposals that were both from local developers. One proposal is fully residential and the other is for mixed use with ground level office/retail space and two floors of residential units. One of the proposals is seeking DDA participation. The review process will be scheduled in October.
- Bennett Boeschstein stated that every year National Train Day is celebrated. The theme this year is Trains, Planes & Automobiles. On October 10, 2015, there will be a special Amtrak exhibit train displayed at the Grand Junction Amtrak Station downtown. The depot will also be open to the public. The depot is privately owned and is for sale. There are approximately 20,000 people each year that ride the Amtrak out of Grand Junction. Bennett encouraged all to attend.

ADJOURN:

Shane made a motion to adjourn; Jodi seconded the motion; the Board adjourned at 8:31 a.m.