

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, AUGUST 27, 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

ABSENT: Stephan Schweissing

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

GUESTS: John Shaver (City Attorney), Scott Hockins (Purchasing Supervisor for City of GJ), Jim Finlayson (IT Manager for City of GJ), Bennett Boeschstein

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

APPROVAL OF MINUTES:

Meeting of August 13, 2015

Jodi made a motion to approve the minutes of the August 13, 2015 meeting; Duncan seconded the motion. The minutes were approved.

EPIC RIDES FUNDING SUPPORT DECISION:

Jason stated that the Board needs to decide if the DDA/BID will financially support the Grand Junction Off-Road event for next year. The VCB and GJEP have already submitted their letters of support to City Council. Marty reported that David Grossman (Epic Rides Event Director) had previously presented information to the City Council. At that meeting, David Grossman stated that Epic Rides had received support from different organizations over the years, but instead of going to individual organizations, they would rather request the full host fee of \$40,000 from the City. The City Council will review funding for this event during the annual budget process for 2016. Last year the contributions were: DDA \$5,000; VCB \$10,000; City \$25,000 plus in-kind which included Fire & Police support.

The CMU Sports Commission will conduct a study on the economic impact of the event. Dave will also prepare a memorandum of understanding for review. There was discussion that the joint event, Grand Junction Off-Road and the A+M Festival, promotes the downtown area and brings in thousands of people to the community. Robin stated that by combining the two events, it has allowed the streets to be closed for one weekend instead of two. Allison had previously sent out a survey to all merchants and received both positive and negative comments about the event. It was also discussed that the art component of the festival needs to be a separate event.

Kirk made a motion to write a letter of support for a one year commitment of \$5,000. Dan seconded the motion. Shane opposed. The motion was approved.

BROADBAND MASTER PLAN/PILOT PROJECT (ATTACHMENT):

Tim stated that in April, voters approved an override of Senate Bill 152, which would have prohibited a government entity to participate in broadband service provision. City staff has been working on a broadband program over the last few months.

Scott Hockins (City Purchasing Supervisor) said they would like to develop a pilot project downtown. The other areas they considered for the pilot project were Horizon Drive and North Avenue. The City is negotiating a contract with Neo Fiber, a company based out of Glenwood Springs, to work with the City of Grand Junction and the Downtown Development Authority to develop a broadband pilot project for the downtown area. The preliminary study and design would cost \$15,000. The construction costs are unknown at this time. On Wednesday, the City Council will consider entering into a contract with Neo Fiber to develop a communitywide broadband masterplan. Jim Finlayson (IT Manager) stated that the downtown pilot project study could be done concurrently with the overall master plan and would take approximately one to three months to complete.

After discussion, Jason stated that the consensus of the Board is in favor of this broadband pilot project but will require further discussion if the City Council approves the master plan contract, at which time, the Board can negotiate the pilot project and define the boundaries.

DDA PARTICIPATION IN PURCHASE OF MESA PAWN:

The option for purchasing the Mesa Pawn property expires on October 6, 2015. The purchase price of the property is \$750,000. John has performed some due diligence. The building has lead and asbestos contamination due to its age. The building was previously used for automotive and equipment repairs. If the building is acquired, the current owners would like to lease the building for three to five years.

There was discussion concerning the DDA's financial situation and other requests for financial participation from the DDA. Duncan stated that there are a few questions that still need to be addressed before making any commitment. Some concerns the Board have include:

- Realignment of Ute Avenue and Pitkin Avenue
- The future of Two Rivers
- If joint ownership between the City and the DDA, what is potential cost of remediation?
- What would be the usage of the building? Future hotels, parking, additional structures.

After discussion, it was decided that the purchase of Mesa Pawn will be tabled until the next meeting.

UPDATES:

Director Interviews

Five applicants were selected for face-to-face interviews although two applicants dropped out. There will be a "Meet and Greet" at the DDA office on Monday August, 31st, from 4:00 pm to 6:00 p.m. Board members are encouraged to attend. Robin will send out an invitation. The individual interviews will be held on Tuesday, September 1st. Allison will send out a press release this week.

750 Main Parking Proposal

Kathy reported that Rocky Mountain Ser Head Start is proceeding with remodeling the building at 750 Main Street. They have requested the use of the 5 parking spaces on 8th street as a drop off-pickup area. The City is currently preparing a revocable permit that will indicate the parking spaces would be exclusively for dropping off and picking up children between the hours of 7:00 a.m. to 6:00 p.m. After 6:00 p.m. the spaces would be available for open parking. The parking that exists on the west side of the building will be turned into their play area.

OTHER:

Kathy stated that Doug Simons has purchased some additional lots around the old Startek building. He will be vacating some alley rights-of-way and plans on consolidating the lots into one big parcel for

future sale or development. The lots that were purchased are not currently in the DDA district, however, he has agreed to include them in the district. Shelly Dackonish (City of Grand Junction Senior Staff Attorney) is working on a petition form.

Jason stated that a developer will be sending a letter of interest to the DDA to start negotiations for the west endcap of the parking garage. There will be more discussion on what the options are at the next Board meeting.

Shane asked if any decisions had been made for using White Hall as a parking area. Kathy replied they have received some estimates but it was previously decided to wait to move forward until the September 15th request for proposal deadline. Six individuals attended the pre-proposal meeting. This item will be tabled until further notice.

ADJOURN:

Marty made a motion to adjourn; Kirk seconded the motion; the Board adjourned at 8:56 a.m.