

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, AUGUST 13, 2015
437 COLORADO AVENUE
8:15 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, Vonda Bauer, Kathy Portner, Allison Blevins

GUESTS: John Shaver (City Attorney), Scott Hockins (Purchasing Manager), Jennifer Stoll (Grand Junction Sports Commission Executive Director)

CALL TO ORDER:

Jason called the meeting to order at 8:18 a.m.

APPROVAL OF MINUTES:

Meeting of July 23, 2015

Kirk made a motion to approve the minutes of the July 23, 2015 meeting; Duncan seconded the motion. Jodi abstained. The minutes were approved.

UPDATES:

Executive Director Process

Jason reported they had seven telephone interviews for the DDA Executive Director position. Five finalists were selected for face-to-face interviews. A member of the VCB will conduct a tour for the candidates on August 31, 2015, followed by a meet and greet at the DDA office from 4:00-6:00 p.m. The individual interviews will be held on September 1st. Robin will be organizing the meet and greet. She will send out more detailed information as it becomes available.

Duncan stated that he has been reading through the DDA Plan of Development and the last two years of minutes. He commented there was a great amount of information and also a variety of issues. He would like, as a Board, to identify a list of items for the new Executive Director to accomplish and develop in order to improve the DDA. There was discussion that the Board needs to first identify what the needs of the DDA are and then come up with a plan. Jason stated that the new DDA Executive Director should review the Plan of Development.

White Hall

The fence at White Hall has been removed and the sidewalks were repaired. Kathy asked if the DDA would be willing to pay for an estimated value on the property. The cost would be \$400.00 to \$600.00. After discussion it was decided that the Board will put together an estimate for the value of the property at no charge. The deadline for the request for proposals is September 15th.

R-5

Kathy reported that the closing to purchase R-5 is tomorrow. Jamie Beard, Assistant City Attorney, has been working on the paperwork for the closing.

Line of Credit & IGA

Jason stated that \$987,000 was requested last week from Alpine Bank. This amount includes funding the façade grant program even though there haven't been any expenses generated at this time.

WALKER PARKING STUDY

Scott Hockins, City Purchasing Manager, gave an overview of the downtown parking system. The City currently manages the parking fund on behalf of the DDA. There are currently two full-time employees and 10% of Scott's salary is allocated to the Parking Fund. There are over 1,000 metered parking spaces, 180 time-limited parking spaces and the parking garage located in the 400 block of Rood Avenue. Revenues from the parking system are used to support parking operations including debt service on the parking garage. There is an annual debt payment for the parking garage that will be paid off in approximately 10 years. In the future, the parking system should produce revenue.

Kathy stated that a parking study proposal was requested from Walker Parking Consultants. Currently the City is looking at several new development and redevelopment scenarios. One of the projects would include a new Events Center in the downtown area. The parking study is needed to evaluate the impact of the projects, the current parking supply and demand, as well as future parking needs. The parking study has not been presented to the City Council at this time. If the City Council approves the parking study, the City would ask the DDA for participation. Kathy and Scott will further define the scope of the work needed and send the information to the Board for review.

OTHER

Jason will provide a list of subcommittees to the Board. The subcommittee structure discussion will be tabled until the next meeting.

ADJOURN:

Marty made a motion to adjourn; Shane seconded the motion; the Board adjourned at 9:07 a.m.