

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, SEPTEMBER 10, 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), Jim Finlayson (IT Manager), Jeffery Fleming (Land Advisor/Planner), JoAnn Seele (Skin Deep)

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

APPROVAL OF MINUTES:

The following corrections were made to the August 27, 2015 minutes. Under the section Broadband Master Plan, change “wouldn’t prohibited” to “would have prohibited” and under the section Other, change Simmons to Simons.

Les made a motion to approve the minutes of the August 27th meeting with the corrections; Duncan seconded the motion. The minutes were approved.

UPDATES:

DDA Director

The three candidates that were interviewed for the DDA Director position were Jon Maraschin, John Schneiger, and Matthew Selby. After the interview process, Jon Maraschin withdrew from consideration. The selection committee moved to make an offer to John Schneiger. The City Human Resources Department will be conducting a background screening and checking references. Jason will update the Board members as information becomes available from HR.

R-5 Purchase

Kathy reported that City Attorneys are still working on finalizing the paperwork for the purchase of R-5. John Shaver has requested a copy of the Energy Performance Contract from Mesa County Valley School District. The term of the lease agreement is three years. Upon mutual agreement the lease may be extended for another two years for a total of five years. Rent for the premises for each year of the term is \$1.00. John stated there is an opportunity to split the property subject to adequate parking for the school use. The eastern portion of the property may be available for redevelopment subject to finalization of the parking.

Las Colonias Park

Tim stated that the Parks Department met again with City Council two weeks ago during the Council workshop to discuss the Las Colonias Park proposal. The City Council is still considering the proposal but will review all of the capital project requests before making a final decision. The Parks Department previously asked the DDA to contribute \$500,000 towards the project. Kathy stated that the deadline for the grant application is December 1st, however, there are three opportunities each year to apply. Tim will report back to the DDA after the City Council determines the capital projects that have been approved.

PRE-BUDGET FINANCE DISCUSSION:

Jason distributed budget information specifying the projected fund balances for the 203 Fund (DDA Capital Fund) and 611 Fund (TIF Debt Service Fund). The 2016 budget will be presented to the DDA Board at the September 24th meeting. Kathy has asked Jay Valentine (City Internal Services Manager) to attend the meeting to help answer any budget questions. The budget is due to City Council by September 30, 2015.

BROADBAND MASTERPLAN/PILOT PROJECT (ATTACHMENT):

Tim reported that last week the City Council approved a proposal with NEO Fiber to provide a broadband masterplan for the City of Grand Junction. Another task associated with that was a more specific pilot project for the downtown area. A copy of the consulting agreement to provide professional consulting services with the DDA was previously sent to the Board for review. 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. Scott indicated that NEO Fiber will meet with City staff to begin the kickoff of the overall masterplan and will be available to discuss the pilot project with the DDA on Tuesday, September 15th, at 1:00, in the City Hall Executive Conference room. The City is paying for the overall masterplan but is asking the DDA to contribute approximately \$16,000 to put together the downtown plan. This project will bring opportunity to the DDA for marketing opportunities by providing infrastructure, to businesses, which would increase property values. Board members are encouraged to attend the meeting on Tuesday.

DDA DIRECTOR PRIORITIES:

Jason stated that the Board had previously discussed developing priorities for the new DDA Director. Jason suggested the Board write down their own ideas and projects they feel are important and email them to him. This will be discussed in more detail at the next Board meeting on September 24, 2015.

OTHER:

Jeffery Fleming introduced himself as a Land Advisor/Urban Planner for his company, Colorado Land Advisor. Jeffery is currently working with Darin Carei, President of Senergy Builders, Inc., a construction company founded in 2010, to help develop properties downtown. Jeffery passed out a letter of intent for purchase of real property. Senergy Builders, Inc. is asking the Board to place a value on the land at the southeast corner of 4th and Rood (West end cap of Rood Avenue Parking Garage). Their vision for the property would be a 4 story building which includes office space or retail on the 1st floor, potentially office space or flexible space on the 2nd floor, and residential units on the 3rd and 4th floors. The residential units would be new and different with a more urban feel attracting a younger crowd or potentially for individuals that would be less dependent on cars and would like a more maintenance free lifestyle. As part of their proposal, they would be asking the DDA for support for parking and streetscape improvements along 4th Street. There are a number of considerations that need to be clarified including adequate parking and connectivity to the parking structure, initial price and value placed on the property, use and planning fees, and cost of necessary infrastructure. The letter stipulates that the buyer shall have one year to perform all feasibility and due diligence for subject property.

ADJOURN:

Marty made a motion to adjourn; Kirk seconded the motion; the Board adjourned at 8:14 a.m.