

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, OCTOBER 22, 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: Vonda Bauer, Allison Blevins, John Schneiger

GUESTS: Tim Moore (Assistant City Manager), John Shaver (City Attorney), Traci Weiland (City Recreation Supervisor), Rob Schoeber (City Parks & Recreation Director), Kathy Portner (City Community Services Manager), City Councilmembers Bennett Boeschstein and Chris Kennedy, as well as community members

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

APPROVAL OF MINUTES:

Meeting of October 8, 2015

Jodi made a motion to approve the minutes of the October 8, 2015 meeting; Marty seconded the motion. The minutes were approved unanimously.

FACADE GRANT APPLICATION-SENTINEL SQUARE, INC.

Les excused himself from the room.

Sentinel Square, Inc. - Les Miller submitted a Façade Grant Application asking for \$10,000 in matching funds. The total estimated cost of improvements is \$20,302.45. Stephan, Shane, and John have reviewed the application and stated that everything is in order.

Stephan moved to approve the Façade Grant Application submitted by Sentinel Square, Inc. Duncan seconded the motion. The motion was approved unanimously. Les Miller did not vote.

Les came back into the room.

LAS COLONIAS – CITY OF GRAND JUNCTION FUNDING REQUEST

Rob Schoeber (P&R Director) indicated that the Parks & Recreation Department made a few changes to the design and would like to share them with the Board. Traci Weiland (P&R Project Manager) gave a power point presentation of the Amphitheater Project. Traci stated that the development of Las Colonias Park, specifically the Amphitheater, furthers the goals of the Greater Downtown Plan and strengthens the vitality of Downtown by enhancing the draw to the Riverfront and will catalyze the redevelopment opportunities in the surrounding area. There are currently thirteen phases in the master plan and each phase will be completed as funding allows. Traci suggested that a shuttling system could provide transportation from Downtown to the Amphitheater. She also indicated that DOLA may not have funds available in the future so this is a great opportunity to help fund this project. The Lions Club members, City Council members Bennett Boeschstein and Chris Kennedy, as well as community members, were present to show their support and share comments about the Las Colonias Park project.

The Board members discussed the \$500,000 funding request for the Amphitheater. The DDA could fund the project in multi years instead of funding it in one year. There were concerns that the City of Grand Junction has not secured its funding portion, however, the City Council directed the Parks Department

to apply for the DOLA Grant. The City is currently in the budget process so the budget has not been approved at this time. If the DDA contributes to the project, the funding will be contingent upon the City of Grand Junction receiving enough funding to proceed with the project.

Stephan left at 8:28 a.m.

Les stated that he would like to defer this item until the next meeting in order to look at fund balances and see if the DDA would be able to fulfill this request. There was a suggested having a workshop on Thursday, October 29th, and then move into open session in order to make a motion regarding the funding for Las Colonias Park. John or Jason will send out an email to the Board confirming a date and time.

WHITE HALL PROPOSAL RECOMMENDATION

Jodi, Dan and John previously met with Duane Hoff and Kathy Portner to discuss the RFP's that were submitted for the White Hall Property from Silas Colman of Copper Creek Builders, LLC and Sidney Squirrel of White Hall Cache, LLC. On Tuesday, both developers were interviewed and did a presentation of their project.

The Copper Creek Builders, LLC project consists of the main floor offering 8,800 sq ft of commercial space and the 2nd and 3rd floors include a combined total of 20 studio apartments and 10 two bedroom apartments. There will also be 28-31 on-site parking spaces. They would like to obtain the land for free.

White Hall Cache, LLC's project consists of 26 residential units and would incorporate parking spaces for each unit except for one. Their proposed purchase price for the property is \$80,000.

Both developers would ask for additional concessions from the City and the DDA. Copper Creek Builders, LLC is asking for a waiver of property taxes for 5 years. This would be part of the negotiating items. Jodi and Dan suggested that the Board enter into the negotiation stage with Copper Creek Builders.

Jodi stated that she wants the minutes to reflect that she is no relation to Silas Colman and their last names are spelled differently.

Kirk made a motion to enter into negotiations with Copper Creek Builders. Marty seconded the motion. The motion was approved.

R-5 REQUEST AUTHORIZATION TO SUBMIT A GRANT FROM COLORADO STATE HISTORICAL FUND

John Schneiger stated that the State Historical Fund (SHF) has announced a new funding option for grant applicants. The grant funds are separated into three parts: Up to \$10,000 for the architect to complete the Historic Structure Assessment, up to \$5,000 to contract a specialist as needed, such as a structural engineer, and up to \$5,000 to contract for the feasibility study for a total grant of up to \$20,000. The grant may be submitted any time throughout the year. John indicated that this would be a great opportunity for the R-5 project. Marty stated that if we accept these funds we need to make sure the DDA would not be obligated in any way. Kathy Portner offered to prepare a summary of the current status of the building and check into the requirements of the grant.

Kirk made a motion to authorize John to submit an application for these grants upon the closure of the R-5 property. Dan seconded the motion. The motion was approved.

Kirk left the meeting at 9:17 a.m.

PROPERTY NEGOTIATIONS:

John Schneiger stated that he would like to secure Arnie Butler to prepare an estimate and provide an appraisal letter for the end cap property as well as the White Hall property. Arnie has agreed to provide the information for a total cost of \$1,000. The Board agreed that the appraisal letter would be a good idea. The appraisal letters will be provided by the November 12th meeting.

EXECUTIVE DIRECTOR'S REPORT

John Schneiger indicated that Mesa Theater will be applying for a Façade Grant even though they had applied within the last 5 years. He stated that the language in the policy is unclear. John Shaver replied that this is a discretionary expenditure and can be a case by case review.

John stated that Diane Schwenke has asked the DDA & BID to be involved in the branding component for Downtown. This has been organized by the Chamber of Commerce, GJEP, and the Business Incubator. Diane invited John and one guest to attend the stakeholders in December.

John talked with CMU about doing some renovations to his office which would include a slide-in window and a door. CMU will check the lease agreement to see who would be responsible for paying for the work to be done.

The Parks & Recreation Department requested that the DDA continue to purchase Christmas lights for the downtown area. They are requesting approximately \$5,000 for this year. Funds are available in the Special Events budget, however, a budget adjustment would need to be processed to move the funds to Community Participation. Vonda will process the budget adjustment. The invoices will be sent to the DDA to pay directly.

Jodi left the meeting at 9:39 a.m.

John Schneiger indicated that in the coming months he will be preparing a work plan and would like to talk about the type of process the Board wants to develop for a strategic plan. There was discussion about possibly doing a retreat or having a workshop in November or December instead of January, but John stated that he has only been employed with the DDA for three weeks and didn't feel he would be prepared. Jason suggested that in the Executive Staff meeting next week they could talk about the retreat and maybe in lieu of a December meeting, have a three hour meeting to discuss a work plan, strategic plan, and any other information as necessary.

OTHER:

No other business.

ADJOURN:

Marty made a motion to adjourn; Les seconded the motion; The Board adjourned at 9:44 a.m.