

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, NOVEMBER 12, 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:** Vonda Bauer, John Schneiger

**CITY STAFF:** John Shaver (City Attorney), Tim Moore (Interim City Manager), Kathy Portner (City Community Services Manager)

**GUESTS:** Bennett Boeschenstein, and Darin Carei

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

**APPROVAL OF MINUTES:**

Meeting of October 22, 2015

*Kirk made a motion to approve the minutes of the October 22, 2015 meeting; Duncan seconded the motion. The minutes were approved unanimously.*

Special Meeting of October 29, 2015

*Kirk made a motion to approve the minutes of the October 29, 2015 special meeting; Duncan seconded the motion. The minutes were approved unanimously.*

**BUDGET PERFORMANCE REPORT THROUGH NOVEMBER 9, 2015**

John Schneiger requested the budget performance report be removed from the agenda.

**EXECUTIVE DIRECTOR'S REPORT**

**Downtown Broadband Pilot Project RFP**

John Schneiger indicated that the draft scope of services for the Broadband Pilot Project RFP had been sent to the Board. The consultant from NeoFiber will be in town next week to work with the DDA directly regarding the project. The results of the study by NeoFiber should be completed in December, along with the release of the RFP. The majority of the expenses for the study will be paid in 2015.

There was discussion concerning the wording in the RFP under Section 4.2 "Options for Consideration".

4.2.2. "Responses to jointly finance a gigabit network in collaboration with the City of Grand Junction".

4.2.3. "The network would be owned by the City of Grand Junction".

Marty expressed concern with those statements and that his understanding was that the City does not want to get in the fiber business and does not want to create a monopoly of one user in the downtown area. He also stated that he would like the RFP to include "it is preferred that the providers come up with a self-financing plan". Kathy stated that the idea was to get all options on the table to assess the opportunities to provide affordable service. John Shaver indicated that the RFP would not commit the DDA to a business model.

After discussion, it was decided that the wording in Section 4.2 should be clarified to outline the options regarding who would own the network and how it would be financed.

The City of Grand Junction Purchasing Department will send out the RFP when all the changes have been completed. The plan is to have the RFP out by early December with responses due in the middle of January.

### **White Hall**

John Schneider indicated that he has been working with Kathy Portner, John Shaver, and Duane Hoff to develop a counter proposal for the White Hall property. The value of the property was appraised at \$380,000. The counter proposal will include the following:

- Offering the developer the White Hall property at no cost
- Up to \$85,000 in right-of-way improvements
- \$35,000 seed money to help provide broadband service to the property
- Assistance in finding other partners, funding and grants for broadband service

### **Mancel Page Downtown Bench**

John Schneider, Justin (Lions Club Member), and Randy Coleman (City Parks Dept) met to discuss a proposal for an artistic bench to be placed in front of Page Parsons in memory of Mancel Page. The proposal is to use old parking meter heads in the design in recognition of Mr. Page's involvement with Main Street.

It was suggested that the Art on the Corner Committee meet to discuss having a policy in place for future requests.

## **OTHER BUSINESS**

### **Downtown Housing Study**

John Schneider stated that he was under the assumption that the Downtown Housing Study had been completed. He was reviewing past minutes and the minutes indicated that the study should be reviewed within six to twelve months and revisions made if necessary. Les suggested soliciting input from the Board members and then send to the committee for final comments. Kathy Portner stated that Sonoran Institute's work is complete, however, she can get the document in a format so that revisions can be made. The DDA staff will update their website with the most current version of the study.

### **Legends**

John Schneider indicated there will be a special screening of the movie Trumbo on Friday, November 13th, at the Avalon Theater.

## **PROPOSED END CAP PURCHASE OPTION AGREEMENT**

Kirk stated that Senergy Builder's LLC is a current client of his but doesn't know if they are considering hiring his business for this project, however, he was concerned that his participation in the executive session might be a conflict of interest. John Shaver stated that it would be up to the Board to decide but based on the disclosure, there is no conflict unless Kirk's business had been contacted about this specific project. The Board agreed that Kirk would be allowed to participate in the executive session. John Shaver indicated that Dan Meyer does have a conflict relative to a financial relationship with his institution and Mr. Carei, therefore, he will not be able to participate in the executive session.

**EXECUTIVE SESSION**

*Les made a motion pursuant to C.R.S. 24-6-402 (4)(e) to move into executive session for determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing the negotiators specifically relating to the development of the endcap property on the parking garage; Shane seconded the motion. The motion was approved unanimously.*

Dan Meyer excused himself from the executive session meeting.

The Board convened into executive session at 8:15 a.m.

Those present in executive session were: Jason Farrington (Chair), Kirk Granum (Vice-Chair), Shane Allerheilgen, Marty Chazen, Jodi Coleman-Niernberg, Les Miller, Duncan Rowley. Also present were Executive Director John Schneider, City Attorney John Shaver, Interim City Manager Tim Moore, and City Community Services Manager Kathy Portner.

The executive session adjourned at 9:10 a.m.

**OPEN SESSION**

The Board reconvened into open session at 9:11 a.m.

Les suggested the Board allow Jason (Board Chair) to sign the purchase option agreement with the developer based on review by the entire Board and approval thereof, with scrutiny of the DDA Executive Director. The Purchase Option Agreement will be distributed electronically to the Board prior to the signature approval.

**ADJOURN**

*Marty made a motion to adjourn; Duncan seconded the motion; the Board adjourned at 9:13 a.m.*