

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, DECEMBER 10, 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: Vonda Bauer, Robin Brown, Allison Blevins

GUESTS: John Shaver (City Attorney), Tim Moore (Interim City Manager), Kathy Portner (City Community Services Manager), Toby Morse

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

APPROVAL OF MINUTES:

Meeting of November 12, 2015

Jodi made a motion to approve the minutes of the November 12, 2015 meeting; Kirk seconded the motion. The minutes were approved unanimously.

Special Meeting of November 24, 2015

Les made a motion to approve the minutes of the November 24, 2015 meeting; Dan seconded the motion. Jodi abstained as she did not attend the meeting. The minutes were approved.

UPDATES:

END CAP

The Purchase Option Agreement with Senergy Builders, LLC was signed on November 20, 2015. The purchase price of the property, which is subject to negotiations, is \$117,650.00. Senergy Builders, LLC paid \$1,500.00 which is considered "option money" to apply toward the purchase price at closing. The Initial Option period for the Buyer to allow them to prepare and provide a Conceptual Site Plan and a Strategy and Implementation Plan is May 15, 2016. At that time if the required information satisfies the terms of the Initial Option period, an Extended Option period to November 15, 2016 can be granted by the Board to finalize the purchase of the property.

Senergy Builders, LLC would like to install a sign on the property which would include a conceptual plan of the building. Before the sign is installed, Senergy Builders, LLC will present the design to the Board for approval.

WHITE HALL

Kathy Portner indicated that Duane Hoff, from City Purchasing, has been in contact with Silas Colman from Copper Creek Builders, LLC. The legal documents and financial information should be completed this week. Once the information is received, Silas will meet with the planning department for a pre-application conference.

R-5

Jodi stated that she attended a Preservation Historic Board meeting and during that meeting there was discussion that when the DDA has ownership of the R-5 property, the members of the Preservation

Historic Board would be willing to assist with writing grants. Kathy indicated that she works closely with Kristen Ashbeck (City Community Development) and their department would also be available to assist with grants.

John Shaver stated that he had secured a release for the energy contract that the School District had entered into. The amended contract for the purchase of R-5 is ready to be signed. The closing date is scheduled for December 31, 2015.

Stephan made a motion authorizing the execution of the closing document with R-5. The purchase price is \$1,350,000. Kirk seconded the motion. The motion was approved unanimously.

DOWNTOWN BROADBAND PILOT PROJECT (ATTACHMENT)

Allison stated that she will be attending the weekly meetings for the Downtown Broadband Pilot Project. The Request for Proposal went out for bid on Tuesday, December 8th. A pre-bid meeting will be held at the City of Grand Junction Auditorium on Tuesday, December 17th at 2:00 p.m. which will allow Offerors the opportunity to ask questions regarding the project. The responses for the Request for Proposal are due January 2, 2016.

Marty commented that at the last Board meeting there were recommendations made concerning the wording in the RFP and thought the Board would review those changes before the RFP was sent out. Tim replied that a few changes had been made, and if the Board desires, modifications can be made with an addendum. Tim indicated that the RFP does not obligate the DDA in any way and negotiations to an agreement can be made after the responses are in.

Marty stated that under Section 4.1 Specifications/Scope of Services a list was provided showing specific location information for priority areas for the Pilot Project and was wondering how the businesses were selected. Kathy replied that they are trying to identify some key potential businesses that could benefit most from having broadband service for the pilot project, although other businesses could also be part of the pilot project. Jason said the final project will be defined during the negotiation stage and they could identify what building to prioritize by address and location.

Kathy indicated that NeoFiber will provide a final report that will outline what they would anticipate the cost of providing the service in the downtown area and what some of those options might look like in order to have something to compare the proposals too.

Allison will send an email to the Board members which will include dates and times for the upcoming meetings for the Broadband Pilot Project.

2016 MEETING SCHEDULE (ATTACHMENT)

The 2016 meeting schedule was reviewed by the Board. The DDA Board meetings are normally held on the 2nd and 4th Thursdays of the month. After discussion, it was decided the meetings that were originally scheduled for January 14th and January 28th will be changed. The Board recommended having a Special Board Meeting on Tuesday, January 5th, from 3:00 p.m. to 4:30 p.m. for discussion of the DDA Executive Director position, establishing the 2016 DDA meeting schedule, and to approve the Resolution designating the location for the posting of the notice of meetings. A joint DDA/BID Retreat will be scheduled on Tuesday, January 19th, from 4:00 p.m. to 7:00 p.m. The location for the Retreat has not been determined at this time. The updated 2016 schedule will be sent out to the Board.

OTHER BUSINESS

Jason thanked Tim Moore and expressed the Board's appreciation for offering support and additional resources from the City again while awaiting a DDA Executive Director.

Allison stated that the BID is going to submit a plan that could benefit the DDA & BID for the parking system downtown but is waiting for the parking study to be completed.

Mesa Theater and Gelato Junction have submitted façade grant applications. In the absence of a DDA Director, Robin has offered to help the Façade Grant Committee, which includes Shane and Stephan, with the review process.

Jodi indicated that one of her client's has put a contract on the Train Depot. They are in the due diligence stage. She encouraged her client to attend one of the Board meetings to introduce himself.

Toby Morse (guest) stated that he has been interested in the DDA Director position since it was posted in May and someone had recommended that he attend a meeting to see what goes on.

ADJOURN

Shane made a motion to adjourn; Kirk seconded the motion. The Board adjourned at 9:04 a.m.