

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, JANUARY 28, 2016
437 COLORADO AVENUE
7:30 A.M.

PRESENT: Jason Farrington (Chair), Kirk Granum (Vice-Chair), Shane Allerheiligen, Marty Chazen, Jodi Coleman-Niernberg, Les Miller, Duncan Rowley, Stephan Schweissing. Dan Meyer participated via telephone.

STAFF: Vonda Bauer, Kathy Portner

GUESTS: John Shaver (City Attorney), Bennett Boeschstein (City Councilmember), Jeffery Fleming (Urban Planner-Colorado Land Advisor)

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

APPROVAL OF MINUTES:

Special Meeting of January 5, 2016

Shane made a motion to approve the minutes of the January 5, 2016 meeting; Kirk seconded the motion. The minutes were approved unanimously.

EMAIL ADDRESSES FOR BOARD MEMBERS:

ProVelocity will set up a gmail account for each board member that will be used for DDA/BID business and communications. Marty currently has a city email account so he will continue to use that email. The cost is \$5.00 per month per email account which will be invoiced through ProVelocity and the emails will be backed up for two years.

NUISANCE ANIMAL CONTROL CONTRACT & MOU BETWEEN THE CITY AND DDA:

Jason stated that over the past several years the DDA and City of Grand Junction Parks Department have shared equally the cost of nuisance animal services that have been provided in the Downtown area as well as City of Grand Junction properties.

In 2015 a Request for Proposal was issued to solicit interest in a new contract for nuisance animal control services. Nuisance Animal Control Services, LLC was the only company that responded. The contract was awarded and drawn up but never executed, although the services continued to be provided and invoices were paid over the past year. The contract term is from January 1st through December 31st for each calendar year with annual renewal options through 2018.

Kathy drafted a Memorandum of Understanding specifying that the contract costs will be shared equally between the DDA and the City. The monthly invoices will be sent to the DDA office for processing.

Marty made a motion to enter into the contract for \$55,000 with Nuisance Animal Control Services LLC and enter into a Memorandum of Understanding between the DDA and the City of Grand Junction to share the cost equally. Stephan seconded the motion. The motion was passed unanimously.

FAÇADE GRANT APPLICATION-GELATO JUNCTION:

Kris Meil, owner of Gelato Junction, 449 Main Street, submitted a Façade Grant Application request for new awnings and signage for the Main Street and alley entrance. The application was originally signed on October 13, 2015. Staff in the DDA office reviewed the application and requested additional information, which was provided on October 27, 2015.

Stephan indicated that he and Shane did not receive the Façade Improvement Grant Application until Kathy Portner emailed it to them on January 21, 2016. The proper procedure is for the applicant to meet with DDA Staff to review the conceptual design and to establish eligibility. The applicant submits an application which is reviewed by the Façade Grant sub-committee. The sub-committee then makes a recommendation to the Board.

In the memorandum that Kathy sent to Shane & Stephan, Kathy stated that according to Ms. Meil, she met with John Schneiger, soon after submitting the application and he told her that she needed another bid and that he would get it on the next DDA Board meeting for consideration. She indicated to John that she wanted to get the work done before the parade of lights, and John told her that it wouldn't be a problem. The improvements were installed the day of the parade of lights.

Stephan believes that Ms. Meil was advised by a person who she believed had authority to make those representations to her so she proceeded with the project. The total project cost \$3,131.71. Stephan recommended paying Ms. Meil \$1,565.86 which is half of the total cost of the project.

Stephan made a motion to approve the facade grant in the amount of \$1,565.86 payable to Kris Meil, owner of Gelato Junction. Jodi seconded the motion. The motion was approved. Les and Shane voted against the motion.

RETREAT RECAP:

Kathy provided a recap of the January 19, 2016 Board Retreat which indicated the general consensus of the board was to continue to work within the framework of the existing Plan of Development and develop an implementation strategy and work plan for 2016. The DDA's general goals include increasing the TIF, blight elimination, and economic development. The strategy should also include specific evaluation criteria. Kathy will contact Downtown Colorado, Inc. to find out what resources they might have to offer to help facilitate this process.

The DDA and BID staff will work on an operations plan to include how both organizations work together, sharing of resources, and work toward common goals. It was recommended that the plan be reviewed annually and have periodic updates. After the draft is complete, it will be reviewed by the board.

ENDCAP PROJECT-SENERGY BUILDERS:

Jeffery Fleming, representing Senergy Builders, LLC, presented five conceptual designs and floor plans for the 4th & Rood Endcap project. The proposed designs include mixed use development which includes residential, retail, office space, and possibly two restaurants. The majority of the space will be residential units which will feature studio units, one bedroom units, and two bedroom units. The minimum amount of residential units will be 22 units and the maximum will be 32 units.

Jeffery stated that it is crucial to have dedicated parking for the project and would like some kind of commitment regarding available parking spaces in the garage from the DDA and/or City. Senergy Builders, LLC would be open to purchasing the parking spaces or possibly having a long term lease. The

Downtown Housing Study proposed one parking space per residential unit be dedicated on this particular site. There are 448 parking spaces in the Rood Avenue Garage. The City owns 251 spaces, the DDA owns 62 spaces, Alpine Bank owns 114 spaces, and HR Adventures (PJ McGovern) owns 21 spaces.

John Shaver indicated that the Parking Study will be very important to this project and suggested that when the study is finalized, it would be beneficial to evaluate the parking situation prior to convening with the Rood Avenue Condo Association. The Real Estate Committee and Kathy Portner will meet to discuss the parking for this project and share the information with the board in the next few weeks.

EXECUTIVE SESSION:

Jason made a motion to move into executive session for the purpose of receiving legal advice regarding a notice of claim in accordance with 24-6-402(4)(b), C.R.S., of the Open Meetings Law and we will be returning to open session. Marty seconded the motion. The motion was approved unanimously. The board moved into executive session at 8:28 a.m.

All members were present with the exception of Dan Meyer. Dan participated via telephone. Marni Nathan Kloster (CIRSA Attorney) also participated via telephone. John Shaver (City Attorney) and Kathy Portner (Interim DDA Director) were also present.

The time adjourned from executive session was 9:30 a.m.

The board reconvened into open session at 9:30 a.m.

OTHER BUSINESS:

None

ADJOURN:

Stephan made a motion to adjourn; Les seconded the motion. The board adjourned at 9:31 a.m.