

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, MARCH 24, 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

ABSENT: Dan Meyer, Stephan Schweissing

STAFF: Vonda Bauer, Kathy Portner, Allison Blevins

GUESTS: John Shaver (City Attorney), Tim Moore (Interim City Manager), Bennett Boeschstein (City Councilmember) Steve Reimer (Western Hospitality), Joe Hatfield (Downtown resident)

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

APPROVAL OF MINUTES:

Meeting of March 10, 2016

Kirk made a motion to approve the minutes of the March 10, 2016 meeting. Les seconded the motion. The minutes were approved unanimously.

BID REQUEST-TOWING:

The Downtown Grand Junction Business Improvement District (DGJBID) is requesting the prohibition of parking along Main Street during the 2016 Grand Junction Off-Road & Downtown Music Festival on May 20 through May 22 and the authorization for towing vehicles violating the prohibition.

Marty made a motion to authorize the DGJBID the prohibition of parking along Main Street during the 2016 Downtown Music Festival on May 20th through May 22nd as well as for towing vehicles violating the prohibition. Shane seconded the motion. The motion was approved unanimously.

1ST STREET RECONSTRUCTION/DDA BOUNDARIES:

At the last DDA board meeting there was discussion regarding the possibility of the DDA expanding their boundaries along the 1st Street corridor since the City will be reconstructing 1st Street from Ouray to North Avenue.

Kathy provided a map displaying the planning area of the Greater Downtown Plan as well as a map the existing DDA boundaries. Edward Jones and Colorado Stamp and Seal are located north of Ouray which is in the DDA boundaries. Also listed on the map are the property owners and businesses along the 1st Street corridor.

In order to be considered in the DDA district, the property owner would voluntarily file a petition into the DDA and then a recommendation from the DDA board would be presented to City Council. Participation in the DDA Façade Grant Program would be an incentive for a property owner to petition into the DDA. Allison suggested that if the property owners petition into the DDA, they should also be required to petition into the BID which would offer the property owners more incentives such as marketing/advertising and promoting their business.

Les asked if there are any expectations that the DDA would pay for streetscape improvements. Kathy replied that the project has been approved by the City but the details haven't been completed at this

time. Tim stated that the City of Grand Junction has been working on this project for a number of years establishing rights of way and preparing preliminary designs. The total cost of the reconstruction is estimated at \$3,000,000. There was also concern that the North Avenue Owners Association may not agree with the DDA expanding their boundaries along the 1st Street corridor. Kathy indicated that she did not think that North Avenue Owners Association has any desire to expand their area. Their focus is on the frontage on North Avenue. The City has an Improvement Grant Program for the North Avenue corridor similar to the DDA's Façade Grant Program.

Les recommended the DDA send a letter to the property owners within the 1st Street Corridor reconstruction area explaining the advantages of being in the DDA and BID in order to see what kind of responses we may receive. After discussion, the board agreed with Les' recommendation. Kathy and Allison will prepare a letter and bring back to the board for review and input.

Marty suggested that if the DDA has any art work available it could be displayed after the street improvements are completed.

STREET LIGHT BANNER POLICY:

Kathy indicated that the City of Grand Junction has entered into a Joint Use Agreement regarding street light poles owned by Public Service Company (Excel Energy) for the purpose of allowing banners. The City of Grand Junction just completed a license agreement with CMU to have control of the banner placement directly adjacent to the campus. This type of agreement could also be extended to the DDA/BID to govern banner placement and theme for the downtown area. Allison will present options for developing a policy for the installation of the street light banners.

SIGN STANDARDS FOR R-5:

Joe Hatfield (resident of Downtown) submitted a letter to the DDA board regarding signage within the 7th Street Historic Residential District. The Downtown Development Authority is the new owners of the R-5 property, therefore, Mr. Hatfield would like the DDA to support an initiative to limit future signage within the district. In 2012, guidelines and standards were adopted although little attention was given to what type of signage should be allowed. In residential areas, churches, daycares, and education centers have certain exemptions related to the sign code.

John stated that the City Council is ultimately responsible for lighting restrictions and amending the standards and guidelines, although, the DDA is the property owner of R-5 so a recommendation can be presented to City Council regarding the signage for R-5. John also indicated that last summer the United States Supreme Court changed the rules relative to sign regulation. The City is in the process of amending their sign code and should be submitted to City Council this summer.

Joe met with Greg Moberg (City Planning Department) to draft an ordinance to amend the standards and regulations for the 7th Street Historic Residential District.

The consensus of the board was once the ordinance is completed, it will need to be brought back to the board for further discussion.

UPDATES:

WHITE HALL

Jodi indicated that John Shaver prepared a draft agreement requesting a Letter of Credit/Performance Guarantee from Silas Colman. It will be presented to Mr. Colman as soon as possible.

END CAP

Les stated that Jeffery Fleming indicated to him that Senergy Builders LLC is on schedule to meet the contractual benchmarks for the May 15th initial option period. They have concerns that there will not be adequate parking and would like to present a preferred proposal at the April 14th DDA meeting. They would also like to present their conceptual site plan and implementation plan at the May 12th DDA meeting.

BROADBAND:

A Request for Information (RFI) had been prepared for the DDA to solicit information for a project to support high-speed wireless internet network connectivity throughout the DDA boundary. However, after meeting with all the Broadband proposers and discussion at the City Council workshop, it was recommended that an addendum to the Broadband RFP be prepared to further refine the goals and desired outcomes. The addendum, in paragraph 7 (Wi-Fi for the DDA), states that the City would like the Bidders to provide a wireless or Wi-Fi network for the downtown area. In paragraph 8 (Co-Working Space in the DDA), the addendum states that the City would like to support a co-working space in the DDA area. The City would like to receive feedback from the Bidders regarding their proposed involvement and/or participation in the co-working space.

Addendum responses are due Friday, April 15, 2016.

PARKING STUDY MEETING – APRIL 4, 2016

The next Parking Study meeting is scheduled for April 4, 2016, at 5:00 p.m. in the City Hall Auditorium. Kathy will send the final draft of the Parking Study to the board when it is completed.

R-5

Steve Reimer stated that Kevin and he would like to propose to enter into an agreement and partner with the DDA in redeveloping R-5. The project would include a new resort style hotel which would include cabanas, an outdoor bar, and an outdoor pool. The R-5 building is not large enough for a hotel, although, the existing building could be used for a restaurant, meeting rooms, a bar, and possibly an opportunity for a co-working space. The majority of the development would be along White Avenue towards 8th Street. They would like to request a 12 to 18 month period to give them enough time to see what the demand is in the downtown area and also to prepare some conceptual plans. The agreement would be contingent on the expansion of Two Rivers and a new Event Center.

The Reimer's have also purchased property the Plaza Reprographics property and are planning on expanding Springhill Suites.

More information will be provided at a future DDA board meeting.

DDA DIRECTOR:

Jason stated that there was discussion about an intern plan for the DDA Director position. This item will be tabled until the next meeting on April 14, 2016.

John Shaver gave an update regarding the DDA Director lawsuit.

ADJOURN:

Marty made a motion to adjourn; Kirk seconded the motion. The meeting adjourned at 9:20 a.m.