

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, MAY 26, 2016
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, Kathy Portner, Allison Blevins

GUESTS: John Shaver (City Attorney), Tim Moore (Interim City Manager), Greg Ruland (Reporter-The Daily Sentinel), Bennett Boeschstein (City Councilmember), Rob Schoeber (P&R Director), Traci Weiland (Recreation Superintendent), Ted Ciavonne (Ciavonne, Roberts & Associates, Inc.), Jim Finlayson (IT Director), Scott Hockins (Special Projects Manager), Steve Reimer (Western Hospitality), Kevin Reimer (Western Hospitality)

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

APPROVAL OF MINUTES:

Meeting of May 12, 2016

Les made a motion to approve the minutes of the May 12, 2016 meeting; Kirk seconded the motion. Duncan abstained. The minutes were approved.

LAS COLONIAS AMPHITHEATER FUNDING:

Kathy stated the DDA Board previously made a motion on October 29, 2015 to contribute \$500,000 to the Las Colonias Amphitheater contingent upon the City securing the total project budget of 3.5 million. A new motion will be required to fund the project based on the latest information.

Parks & Recreation Director Rob Schoeber and Recreation Superintendent Traci Weiland presented an updated report of the funding for the Las Colonias Amphitheater. The funding model presented to the Board in October, 2015 was a \$3.5 million project based on cost estimates at that time. However, the budget was revised at the time of the Department of Local Affairs (DOLA) grant application to \$3.8 million, with a request for \$1.9 million from DOLA. The DOLA award was for partial funding of \$1.6 million. As of May 9, 2016, the amount secured for the project was \$3,517,666.

The design team has identified some alternate options that could be left out to reduce the estimated cost by approximately \$200,000 leaving a shortfall of approximately \$162,000. Traci stated that the Department of Energy might also help fund the project for approximately \$113,000. The City Council has directed staff to put the project out to bid to determine true costs.

Stephan had concerns that the amount that was presented to the Board in October indicated an estimated project amount of \$3,500,000, however, this presentation indicated an estimated cost of \$3,892,080. Rob explained they did not have final estimates from the architects in October. Ted Ciavonne stated that the architects/consultants have raised their unit costs based on Utah prices, therefore, the next step would be to obtain bids from local contractors.

Bid documents are being completed to be sent out later this summer, with an anticipated award by the end of August for construction to begin in September, 2016.

After discussion, the Board agreed the motion previously approved is still valid. If the bids come in higher than 3.5 million dollars a new motion will be needed.

PARKING COMMITTEE REPORT:

Duncan stated that the Parking Committee met with Scott Hockins and Jay Valentine to discuss the budget for the parking system. The committee will continue to meet every other Wednesday to discuss options for managing the parking system.

Allison would like to attend a three day Parking Conference in July that will held in Denver. The fee for the conference is \$400.00. Money has been allocated in the DDA budget for travel expenses. The consensus of the board was to allow Allison to attend the conference. Duncan indicated that he may also attend on his own time.

DDA/BID STRUCTURE:

A Downtown Partnership Office Operating Plan, drafted by the DDA/BID staff, was distributed to the Board members for review. The Downtown Partnership Office houses both the DDA and BID. The plan states that the staff of both organizations will work cooperatively and in partnership to serve the Downtown constituents for the betterment of Downtown. The plan outlines the expectations and responsibilities to maximize efficiencies. The plan also states the DDA allocation of funds to the BID will be determined on an annual basis with approval of the budget.

Kathy recommended the Sr. Administrative Assistant position work directly under the DDA Director. The salary would be paid 100% by the DDA, even though, the position would provide service to the DDA and BID. This would be a savings to the BID which would allow a possible increase in hours for the Marketing & Communication Director position. The BID Directors will present a plan for updating BID staffing at the next BID meeting.

Kathy suggested that it was more appropriate for the BID to administer the Special Events policy instead of the DDA. John Shaver indicated that the ordinance currently states that the commercial events are approved by the DDA and once the structure is finalized, the ordinance can be amended. The Leadership Committee is formalizing the Special Events Policy and will make recommendations for any changes.

At the next meeting, a recruitment plan and job description for a new DDA Director will be available for Board review. A subcommittee will be formed for the DDA recruitment process and will work with HR Director, Claudia Hazelhurst.

UPDATES:

White Hall

Jodi stated that Silas Coleman has indicated they would like to complete a project, however, they would rather purchase the White Hall property outright.

There were concerns that if the property was sold outright, a project may not be completed and the lot would be left vacant. It was recommended that if the property was sold, the DDA would require a contract with the purchaser in order to meet certain conditions that would need to be fulfilled.

After Board discussion it was recommended that John Shaver draft a letter to Mr. Coleman giving him an opportunity to present an offer to purchase the property with a specific timeline. If an offer is not received, an RFP will be prepared and sent out.

Broadband

Scott Hockins stated that City Council met in a Special Session on Monday, May 23, 2016 to discuss contract negotiations concerning the development of broadband services. In the meeting the Council authorized the City to enter into contract negotiations with a preferred partner that cannot be disclosed at this time. Part of the negotiations will include Wi-Fi for the Downtown Development Authority boundaries. Construction is projected to start the first part of 2017.

Duncan asked Scott if the report from NeoGov had been completed. Scott replied that they are still working on it.

R-5

Kathy indicated that a Request for Proposal is being drafted for the R-5 property. The RFP will be sent out locally as well as nationally. Kathy also has the paperwork to petition R-5 into the BID.

End Cap

John Shaver has prepared a parking letter of intent for the parking spaces that Synergy Builders previously requested. Synergy Builders has also made a request to purchase parking spaces from the City of Grand Junction. A price for the parking spaces must be established first. City Council will need an opportunity to discuss the information before moving forward.

Other

Kathy stated that the Outdoor Dining Leases submitted by Las Marias, Inc and Just Be, LLC dba Baron's will be presented to City Council for approval at their next meeting.

Kathy is reviewing the Outdoor Dining Lease and Façade Grant requests that were submitted by Ella's Blues Room, formally The Local.

LOJO Partnership, LLP has submitted a petition to include 735, 737, and 749 South Avenue and 821 First Avenue in the boundaries of the DDA. The properties have been consolidated and replatted as a part of 630 S 7th Street, which is already within the DDA boundary. The hearing is set for the June 1st, 2016 City Council Meeting.

An invitation was distributed for the Legend's final sculpture unveiling scheduled for June 17, 2016, at 5:30 p.m. The location of the sculpture will be installed in the breezeway at 618 Main Street.

REIMER DISCUSSION OF TWO RIVERS, EVENT CENTER, AND HOTEL DEVELOPMENT:

Steve and Kevin Reimer presented an overview of their past and potential future hotel development in the downtown area. They have submitted an application for a 100 room Tru by Hilton in downtown. In anticipation of building a 4th hotel downtown, the Reimer's currently have four lots under contract to purchase. Two are scheduled to close next week and the other two are scheduled to close in July. Jodi Niernberg disclosed that she is the broker and will recuse herself from any discussion related to any requests or decision making for these properties.

Steve stated that the future of Two Rivers Convention Center and an Event Center does impact their business plan. They would like to create more economic development downtown. Western Hospitality purchased the Plaza Reprographics property and recently demolished the building to provide additional parking, however, they would like to expand the Springhill Suites and double the amount of rooms. Kevin indicated that they are still interested in possibly a mixed use project for the R-5 property.

The Reimer's indicated they would like to present additional information to the Board for possible funding assistance from the DDA.

Kathy recommended an official request be submitted to the Board for consideration.

ADJOURN: *Marty made a motion to adjourn; Kirk seconded the motion. The meeting adjourned at 9:25 a.m.*