

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, JULY 14, 2016
437 COLORADO AVENUE
7:30 A.M.

PRESENT: Jason Farrington (Chair), Kirk Granum (Vice-Chair), Shane Allerheiligen, Marty Chazen, Tom LaCroix, Dan Meyer, Duncan Rowley

ABSENT: Jodi Coleman-Niernberg

STAFF: Vonda Bauer, Kathy Portner

GUESTS: John Shaver (City Attorney), Jay Valentine (Internal Services Manager), Jeffery Fleming (Urban Planner-Colorado Land Advisor), Dustin Anzures (Realty One Group), Mike Wiggins (The Daily Sentinel) Peter Booth (Executive Director of Museums of Western Colorado), Chris Endreson (Historic Preservation Board)

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

APPROVAL OF MINUTES:

Meeting of June 23, 2016

Kirk indicated that there was a correction in the first paragraph under the Budget Amendment for DDA/BID Structure-: "Jason state" should be changed to "Jason stated."

Shane made a motion to approve the minutes of the June 23, 2016 meeting with the above change; Kirk seconded the motion. The minutes were approved unanimously.

CHAIR/VICE-CHAIR ELECTION:

Jason made a motion to nominate and appoint Kirk for Board Chair. Shane seconded the motion; the motion was approved unanimously.

Kirk made a motion to nominate and appoint Duncan for Vice-Chair. Jason seconded the motion; the motion was approved unanimously.

BUDGET RECAP:

A budget worksheet was distributed to the Board. Jay Valentine (Internal Services Manager) presented a recap of the DDA 2016 projected ending fund balances.

Operating Fund 103	\$595,798 (includes Legends revenue and expenses)
Capital Fund 203	\$367,848

The total funds available for capital projects including the Debt Service Fund is \$1,145,531.

The first payment of \$500,000 for the acquisition of R-5 will be paid in August, 2016 and the remaining \$500,000 will be paid in August, 2017.

END CAP PARKING:

Jason stated that the Board previously approved to enter into a Letter of Intent (LOI) with 4R/Senergy Builders regarding leasing 31 parking spaces in the Rood Avenue garage. At the last meeting Jeffery indicated that he would like to redraft the proposal. Jeffery and Darin met with the Kathy, John, and the Real Estate subcommittee to revise the proposal. Jason distributed a revised proposal which included the following:

	Original Proposal	Revised Proposal
Annual Rate	\$120.00 per spot	\$20.00 per spot
Annual Assessments (\$125 per year)	DDA	Condo Owner’s Association
Initial Term	10 years	35 years
Renewal	4 x 5 year	3 x 5 year
Increase	5% each term	3% per year
Trigger	31 spots upon C/O	3 spots upon C/O; as-sold
Purchase Option	No	At 5 year intervals

The Board discussed the revisions.

Shane made a motion to accept the revised proposal and develop a Letter of Intent. Jason seconded the motion and clarified that the revised proposal was for the lease of parking spaces. The motion was approved. Dan abstained.

RV PARKING PLAN:

Shane stated that the downtown area is in need of RV Parking. He attended a meeting with City staff to discuss using the City-owned parcel at 7th Street and Ute Avenue for RV parking.

A map was distributed for the RV Parking Plan. Kathy indicated that the future use of this lot is unknown, therefore, the RV parking will be temporary.

No overnight parking will be allowed. The lot will be open for parking from 5:00 a.m. to 10:30 p.m. and will be posted at the site. The City of Grand Junction will provide surface treatment and signage for the lot. There is a utility pedestal on the property that may need to be moved, therefore, the utility company will be contacted to see what options there are and any cost involved. The estimated cost for signage is approximately \$800.00. The City will be asking the DDA for financial participation. More information will be provided regarding the costs at the next meeting.

FAÇADE GRANT – 750 MAIN STREET:

Upon a recommendation of approval by the Façade committee, Shane moved to approve the Façade Grant Application that was submitted from PRDY, LLC located at 750 Main Street, for \$10,000.00. Duncan seconded the motion. The motion was approved unanimously.

DOWNTOWN HISTORIC MARKERS:

Peter Booth (Executive Director of Museums of Western Colorado) and Chris Endreson (Historic Preservation Board) presented a proposal to the DDA for installation of historic markers on downtown buildings. Peter indicated that a committee was formed from representatives from the Museum of Western Colorado, the City of Grand Junction Historical Preservation Board, and the Legends of the Grand Valley. The committee is requesting \$2,000 from the DDA to help with the installation of historic

markers at 33 potential sites in the downtown area. The total cost of the project is approximately \$7,293.00. Legends has committed to \$3,500.00, the Museums of Western Colorado has committed in-kind resources (photos, research, expertise) of \$1,793.00.

Tom Lacroix made a motion to approve \$2,000 for the Grand Junction Historical Marker project. Marty seconded the motion. The motion was approved unanimously.

UPDATES:

White Hall & R-5 RFP's

The RFP's have been sent out. Responses are due by September 12, 2016. An evaluation team, which will include the DDA Real Estate Sub-committee, will do an initial review of all responses and then make their recommendations to the Board. Two pre-proposal briefings will be offered to all developers and contractors interested in this project. The pre-proposal briefings are scheduled for July 19 and August 9, 2016 and will be held at the City of Grand Junction City Hall Auditorium located at 250 N 5th Street at 10:00 a.m.

DDA Director Recruitment

Jason reported they had seven telephone interviews for the DDA Executive Director position. Four finalists were selected for face-to-face interviews. A staff member of the VCB will conduct a tour for the candidates on Thursday, July 21, followed by a meet and greet. The individual interviews will be held on July 22, 2016. More detailed information will be sent out as it becomes available.

Depot Grant

Kathy indicated that she is working with the State Historical Fund to get a draft of the final contract. An agreement between the DDA and the property owner of the Depot will be prepared and brought back to the board for review.

Dustin stated they are waiting for the contract to be finalized and then they will move forward with the architecture and engineering for phase 1. He indicated that they are also under contract to purchase the property at 201 South Avenue (currently Bonsai Design, Inc). The closing is scheduled in December.

OTHER BUSINESS:

None

ADJOURN:

Marty made a motion to adjourn; Duncan seconded the motion. The meeting adjourned at 8:55 a.m.