

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

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

ABSENT: Tom Lacroix

STAFF: Vonda Bauer, Kathy Portner, Allison Blevins

GUESTS: John Shaver (City Attorney), Kristen Ashbeck (Community Services Coordinator), Mike Wiggins (The Daily Sentinel)

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

APPROVAL OF MINUTES:

Meeting of July 14, 2016

Jason made a motion to approve the minutes of the July 14, 2016 meeting; Shane seconded the motion. Jodi abstained. The minutes were approved.

R-5 TEMPORARY USE (attachment):

Kathy stated that a request had been made to the DDA for temporary use of R-5 for the Ameritowne program scheduled September 19, 2016 through October 21, 2016. The program plans to set up a miniature town in the building so fourth and fifth graders can learn about financial and life skills. In 2015 CMU hosted the program in Grand Junction, however, they are unable to host it this year due to construction. A representative from Ameritowne will need to confirm if the R-5 building will accommodate their needs. Ameritowne is not proposing any compensation or funds to pay for the utilities, however, they will provide their own janitorial service. A certificate of liability insurance would be provided by Ameritowne.

Marty made a motion to move forward with this with the contingency that Mesa County School District 51 will be out of the building. Duncan seconded the motion. The motion was approved unanimously.

7th STREET SIGN ORDINANCE:

Kathy stated that Joe Hatfield, a resident on the 7th Street corridor, had previously attended a DDA Board meeting to discuss the requirements of signs on 7th Street. Kristen Ashbeck (Community Services Coordinator) and Joe Hatfield have been working on a draft of the proposed 7th Street Historic District sign code. The draft of the proposal was distributed to the Board members. Kathy indicated that she would like input from the Board for the proposed changes since the DDA is the property owner of R-5.

Kathy recommended developing simple standards for the front half of R-5 for monument style signs instead of having all of the R-5 property subject to all the standards. Kathy stated that since the R-5 building is historic, the standards could only apply to the 7th Street frontage.

There was discussion regarding the sign standards for all properties within the North Seventh Street Historic Residential District, as well as, non-residential properties South of Grand Avenue. Areas of concerns discussed were design and placement of signs, sign types, location and size of the sign, color, illumination, and acceptable materials for signs.

Kathy suggested that all sign permits within the district be reviewed through the Historic Preservation Board. The consensus of the Board was the proposed sign code is too restrictive. Revisions will be made and brought back to the Board for further review.

AOTC LIBRARY PROJECT:

Allison spoke with Jessica Geddes, of the Mesa County Library, regarding their goals and mission to capture unique and vanishing content in Western Colorado. They would like to provide short 360 degree videos of each piece of Art on the Corner sculptures, including the annual temporary sculptures. The information would be put into their archive. There would be a link available to view the information from our downtown website. An agreement would need to be created between Mesa County Public Library and the DDA that would indicate it will be non-commercial.

UPDATES:

White Hall & R-5 RFP's

Kathy informed the Board that the first pre-proposal meeting was held on July 19, 2016. Two local developers attended and two out of town developers phoned in. The next pre-proposal meeting is scheduled on August 9, 2016. The responses for the RFP's are due by September 12, 2016.

DDA Director Recruitment

Kirk stated that a final candidate for the DDA Director has been selected. They are currently going through the background check process.

Marty thanked Les Miller for the role playing he provided during the interview process.

RV Parking

Kathy indicated only signs will be needed for the temporary RV Parking Plan. The signs have been ordered and will cost approximately \$800.00. The amount will be paid out of the DDA operating budget.

Depot Contract

Kathy stated that she is still waiting for the State to provide the draft of the final Depot contract.

OTHER BUSINESS:

- Marty stated there has been a lot of discussion regarding broadband. The DDA has paid Neo Fiber to develop a broadband pilot project and provide a preliminary study and design for the downtown area, however, the DDA has not received the study. Kathy indicated that a status report will be provided at the next board meeting. Scott Hockins will also attend the meeting to discuss the broadband project.
- Jason stated that he talked to Jeffery Fleming regarding the Letter of Intent for the parking spaces. There were a few more language revisions that need to be finalized. The Letter of Intent will be brought back to the Board as soon as it is complete.
- Jodi is currently the DDA representative on the Historic Preservation Board, however, due to time constraints she would like someone else to represent the DDA. The meetings are held the 1st Tuesday of each month at 4:00 p.m. at City Hall. Shane stated that he would be interested in serving on the Historic Preservation Board.

ADJOURN:

Shane made a motion to adjourn; Duncan seconded the motion. The meeting adjourned at 8:30 a.m.