

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, AUGUST 11, 2016
437 COLORADO AVENUE
8:00 A.M.

PRESENT: Kirk Granum (Chair), Duncan Rowley (Vice-Chair), Shane Allerheilgen, Marty Chazen, Jodi Coleman-Niernberg, Tom LaCroix, Dan Meyer

ABSENT: Jason Farrington

STAFF: Vonda Bauer, Kathy Portner, Allison Blevins, Robin Brown

GUESTS: John Shaver (City Attorney), Tim Moore (Deputy City Manager), Jim Finlayson (IT Director), Scott Hockins (Special Projects Manager), Mike Wiggins (The Daily Sentinel)

CALL TO ORDER: Kirk called the meeting to order at 8:03 a.m.

APPROVAL OF MINUTES:

Meeting of July 28, 2016

Marty made a motion to approve the minutes of the July 28, 2016 meeting; Duncan seconded the motion. The minutes were approved unanimously.

BROADBAND STATUS REPORT (attachment):

Scott Hockins distributed a summary report for the DDA Pilot Project. The Broadband Planning Status Update, Information regarding the Community Engagement Meetings as well as the Broadband Survey Results that were prepared by NEO Connect (previously known as NEO Fiber) were previously emailed to the Board.

Scott stated that Diane Kruse, from NEO Connect, was unable to attend the meeting today. Scott explained that the Downtown Development Authority in conjunction with the City of Grand Junction hired NEO to develop a broadband pilot project for the downtown area. NEO provided an analysis and valuation of the existing conduit and fiber to be used as a baseline for negotiations with a potential partner to provide internet services. In January, 2016 NEO developed a Request for Proposal for a Public Private Partnership that was sent out to potential service providers and other agencies for the Downtown pilot project. The responses received indicated that the pilot project was too small to do as an individual project and would be more beneficial to look at the greater City as a whole in order to make it a more viable project. The City Council recommended an Addendum to the RFP be issued to broaden the study area. An addendum was issued to all the companies that sent in responses. NEO and City staff have met with companies that responded to the RFP to discuss the project. Part of the negotiations will include the DDA pilot project be put in 1st position when and if there is a partner for the broadband project. Jim stated that if a contract can be finalized with one of the vendors the City is negotiating with, the downtown pilot project could start immediately and possibly be completed within a three to six month period.

Neo has completed the work that was authorized for the DDA Pilot Project. Approximately \$8,000 of the approved \$16,000 contract has been expensed for the Downtown area study. It is not anticipated there will be additional future expenses on the DDA contract.

Marty had concerns regarding businesses in the downtown area that have an immediate need for broadband service. He asked if NEO Connect could identify and provide a list of businesses that need gigabit service or a faster internet service in order to develop a plan to provide service to them

immediately. Jim stated they had previously received quotes from companies to provide immediate internet service, however, it was very expensive. Scott indicated that in October the price for gigabit service was approximately \$4,500 per month and has now been reduced to \$2,000 per month, although, the hope is to get the price below \$500 per month. There are approximately 1,200 users in the downtown area. The estimated cost to provide service for the downtown area is approximately \$3 million. The City Council has directed staff to negotiate a partnership with the private companies to provide gigabit services at an affordable price. City staff should have a recommendation to present to City Council for a potential partner in the next few weeks.

There was discussion regarding providing additional funding for the businesses in the downtown area that need immediate service. Tim Moore suggested in order to help reduce cost to the businesses, the DDA could provide a program similar to the Façade Grant program. The Board discussed the possibility of structuring a grant program or business development program that wouldn't be specific to broadband but would allow businesses with needs for attracting customers or allowing existing businesses to expand to request funding. This item will be put on the agenda at a future meeting.

DEPOT GRANT AGREEMENT (attachment):

Kathy stated that the Contract between the Colorado Historical Society and the City of Grand Junction (DDA) has been received. The term of the Contract is from September 15, 2016 through September 15, 2018. John has reviewed the Grant Contract and has no concerns with the DDA entering into an agreement, contingent upon a financial guarantee from property owner, Dustin Anzures.

An agreement, similar to a Development Improvements Agreement, will be prepared between the DDA and Dustin Anzures which will require a personal financial guarantee for the entire cost of the project from Mr. Anzures. The DDA will administer the contract, however, City staff will be available to provide assistance if needed. No funds can be drawn until the DDA approves and ensures that the expenditures are in accordance with the grant contract.

Tom made a motion authorizing the Director to sign the contract from the State after the Development Improvements Agreement between the DDA and Dustin is signed. Marty seconded the motion. The motion was approved unanimously.

BREEZEWAY LIGHTING:

Allison stated that in an effort to discourage the homeless from sleeping in the downtown area, the Parks Department suggested hanging lights in the breezeways on the West side of the Avalon Theater, the South side of Main Street in the 500 block, and in the breezeway leading from the parking structure on Rood Avenue. The estimated cost of the project is approximately \$10,000 not including installation. The cost of the installation is not determined at this time. The expenditure would be disbursed out of the Fund 203 Special Projects account.

Kathy recommended that the DDA enter into some type of agreement with the business owners if the lights are attached to their building.

Dan made a motion to approve the purchase and installation for the lights in the breezeways. Duncan seconded the motion. The motion was approved unanimously.

UPDATES:

White Hall RFP

The second pre-proposal meeting was held on August 9, 2016. There were two additional developers that attended the meeting. The responses are due by September 12, 2016.

R-5 RFP/Ameritowne/Transfer to DDA

The second pre-proposal meeting was held on August 9, 2016. The responses are due by September 12, 2016.

Kathy is scheduled to meet with Ameritowne next week to confirm if the R-5 building will accommodate their needs for their program.

Kathy indicated that she and Jim Stavast (City of Grand Junction Facilities Manager) met with the School District Facilities Manager to discuss the DDA taking over the building and property in early September.

Endcap Parking LOI

The Letter of Intent has been finalized with 4R/Senergy Builders regarding leasing 31 parking spaces in the Rood Avenue garage.

Temporary RV Parking

The signs for the temporary RV parking have been ordered and will be installed as soon as they become available.

DDA Director Recruitment

Kirk indicated that a finalist has been selected for the new DDA Executive Director position. Claudia (HR Director) will make an offer of \$70,000 to the finalist. If accepted the start date will be the beginning of September.

Duncan made a motion to make an offer to the finalist. Kirk seconded the motion. The motion was approved unanimously.

AOTC

The deadline for the Call for Artists for the 2016 temporary exhibit is August 19, 2016. Final selection of the exhibits will be complete by August 26, 2016. The installation of the exhibits will take place on Saturday, October 8, 2016.

CC Workshop-Two Rivers/Event Center

(August 15, 2016 at 5:30 p.m. at City Hall)

A City Council workshop will be held at City Hall on August 15, 2016, at 5:30 p.m., to discuss the Boise Event Center Site Visit Debrief and discuss options for operating Two Rivers Convention Center.

OTHER BUSINESS:

There was none.

ADJOURN:

Jodi made a motion to adjourn; Marty seconded the motion. The meeting adjourned at 9:06 a.m.

The Executive Session was cancelled.