

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, JANUARY 12, 2017  
750 MAIN STREET  
8:00 A.M.

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

**ABSENT:** Jodi Coleman-Niernberg

**STAFF:** Vonda Bauer, Allison Blevins, Caitlyn Love, Brandon Stam

**GUESTS:** John Shaver (City Attorney), Greg Caton (City Manager), Jeremy Nelson (REgeneration LLC), John Potter (Blythe Group)

**CALL TO ORDER:** Kirk called the meeting to order at 7:51 a.m.

**APPROVAL OF MINUTES:**

Meeting of December 8, 2016

*Duncan made a motion to approve the minutes of the December 8, 2016 meeting; Vance seconded the motion. Jason abstained. The minutes were approved.*

**2017 BOARD MEETING SCHEDULE (ATTACHMENT)**

**DDA Resolution 2017-01 Adopt Meeting Schedule**

RESOLUTION 2017-01, A RESOLUTION DESIGNATING THE LOCATION FOR THE POSTING OF THE NOTICE OF MEETINGS, ESTABLISHING THE 2017 DOWNTOWN DEVELOPMENT AUTHORITY MEETING SCHEDULE, AND ESTABLISHING THE PROCEDURE FOR CALLING OF SPECIAL MEETINGS

The new location for the DDA meetings will be held at FACTORY located at 750 Main Street. The meeting agendas will be posted on our Downtown website and at the DDA/BID office at 437 Colorado Avenue.

*Jason made a motion to adopt DDA RESOLUTION 2017-01; Tom seconded the motion. The resolution was adopted unanimously.*

**UPDATES:**

Legislative Update & Potential DDA Participation

Brandon previously emailed the Board a summary that outlined the major impacts regarding potential DDA legislation. Brandon explained that Colorado Counties Inc. (CCI) is pursuing statewide legislation that will impact DDA's across Colorado. The Legislation is modeled after House Bill 1348 which passed in 2015 and impacted Urban Renewal Authorities. Counties and potentially other taxing entities could mandate representation on DDA Boards and input on plans of development. A DDA Coalition is being formed and a lobbyist has been hired for basic lobbying services to represent DDA's regarding potential legislation.

Brandon requested approval from the Board to consider contributing \$1,000 to ensure that the Grand Junction DDA is included in the conversation and as a way of supporting a DDA coalition. The consensus of the Board was to approve the \$1,000 contribution.

### Board Retreat Agenda Update

The DDA/BID Board Retreat is scheduled for January 31, 2017 from 10 a.m. – 2 p.m. The Retreat will be held at Factory Co-Working Space located at 750 Main Street. Gary Suiter, Principal of Suiter & Associates, will be the facilitator for the retreat.

In order for the Board to have sufficient time to review the materials, the agenda and materials will be sent out prior to the retreat along with survey questions for the Board.

### **REGENERATION PRESENTATION & QUESTIONS:**

#### **White Hall/R-5 Redevelopment**

Jeremy Nelson (REgeneration LLC) and John Potter (Blythe Group) gave a presentation of the proposed R-5 project including an overview of the market analysis findings.

Jeremy gave a brief background of himself. Jeremy has a background in land use & transportation planning and urban design. He is also consultant in the public sector and has several development projects in Westminster, Durango, and Fresno, California. Jeremy and his family spend summers in Durango and the school year in San Francisco, California. REgeneration Development Strategies has offices in Durango and San Francisco.

The preliminary development proposal for White Hall is to construct mixed-use development with some ground floor commercial units and up to 34 residential units with a mix of one and two bedroom studio apartments above the commercial space.

The proposal for the R-5 site is to develop a two to three story for-sale residential townhomes and residential live/work units and a limited amount of ground-floor commercial space. The classrooms will be repurposed to loft style apartments. The lot could contain 50 to 74 units encircling common space in a courtyard. The project will be a phased development project, therefore, leasing the building could help pay for costs such as utilities, etc. There have been discussions for a short-term lease to a Charter School or other potential short-term users that may want to rent the space while waiting for development to occur.

Jeremy explained that there will be discussion regarding financing of the project which may include a public/private partnership.

### **OTHER BUSINESS:**

Brandon stated that Jodi was unable to attend the meeting today, however, she requested a special meeting be held next week regarding the potential Event Center. An Event Center group would like to meet with the Board to share their presentation. Brandon will send out a doodle poll to the Board to determine if there are enough members available to have a special meeting.

**ADJOURN:** *Jason made a motion to adjourn; Marty seconded the motion. The meeting adjourned at 8:56 a.m.*

**DDA RESOLUTION 2017-01**

**A RESOLUTION DESIGNATING THE LOCATION FOR THE POSTING OF THE NOTICE OF MEETINGS,  
ESTABLISHING THE 2017 DOWNTOWN DEVELOPMENT AUTHORITY MEETING SCHEDULE, AND  
ESTABLISHING THE PROCEDURE FOR CALLING OF SPECIAL MEETINGS**

**RECITALS:**

The Grand Junction Downtown Development Authority (DDA) is a "local public body" as defined in C.R.S. §24-6-402 (1)(a).

The DDA holds meetings to discuss public business.

The C.R.S. §24-6-402 (2)(c) provides that "Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than 24 hours prior to the holding of the meeting. The public place or places for posting of such notice shall be designated annually at the local public body's first regular meeting of each calendar year".

**BE IT RESOLVED BY THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY THAT:**

1. The Notice of Meetings for the local public body shall be posted at the entrance of the Downtown Development Authority and Business Improvement District offices located at 437 Colorado Avenue, Grand Junction, CO. **Meetings will be held at Factory located at 750 Main Street, Grand Junction, CO.**
2. The meeting schedule for the **regular meetings** of the DDA during 2017 is:

<b>Month</b>	<b>Dates</b>
January	12
February	9, 23
March	9, 23
April	13, 27
May	11, 25
June	8, 22
July	13, 27
August	10, 24
September	14, 28
October	12, 26
November	9
December	14

3. Additional meetings may be scheduled or cancelled dependent on the number of items coming before the DDA. The DDA Board of Directors will determine that on a case by case basis. Proper notification for any change in the meeting schedule will be provided.

4. Additional **special meetings** may be called by the Chair of the DDA Board of Directors for any purpose and notification of such meeting shall be posted twenty-four hours prior to the meeting. Each and every member of the DDA Board of Directors shall be notified of any special meeting at least twenty-four hours in advance.

Month	Dates
January Retreat-750 Main Street	31st 10:00 a.m. – 2:00 p.m.

Read and approved this 12<sup>th</sup> day of January 2017.



Kirk Grapum, Chair  
Grand Junction Downtown Development Authority

ATTEST:

Vonda Bauer  
Vonda Bauer, Sr. Administrative Assistant  
Grand Junction Downtown Development Authority