

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, MAY 11, 2017
750 MAIN STREET
7:30 A.M.

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

ABSENT: Tom LaCroix

DDA/BID STAFF: Vonda Bauer, Allison Blevins, Caitlyn Love, Brandon Stam

CITY STAFF: John Shaver (City Attorney), Greg Caton (City Manager) Jodi Romero (City Finance Director), Bennett Boeschstein (Mayor Pro Tem) Phyllis Norris (City Councilmember)

CALL TO ORDER: Kirk called the meeting to order at 8:00 a.m.

APPROVAL OF MINUTES:

Meeting of April 13, 2017

Jason made a motion to approve the minutes of the April 13th 2017 meeting; Jodi seconded the motion. Duncan abstained. The minutes were approved.

Meeting of April 27, 2017

The date under the section "Approval of Minutes" noted March 13th and should be amended to read April 13th.

Vance made a motion to approve the minutes of the April 13th 2017 meeting with the noted change; Duncan seconded the motion. Dan, Jason, and Shane abstained. The minutes were approved.

DDA PETITIONS-JARVIS & LAS COLONIAS PROPERTIES:

Jodi made a motion to recommend to City Council to approve the petitions to include property in the boundaries of the Downtown Development Authority for the Jarvis and Las Colonias properties. Shane seconded the motion. The motion was approved.

UPDATES:

Parklet

Brandon stated that the DDA would be the owner of the parklet, therefore, the DDA submitted the revocable permit. The permit is scheduled for City Council review on May 17, 2017. Meal Estate LLC and the DDA will develop a maintenance agreement in which Meal Estate LLC would be responsible for upkeep of the parklet. If approved, the project would be funded from the DDA's Special Projects Account, which has sufficient funding.

At the last meeting, the Board recommended the Police Department CPTED Program review the project. The CPTED program reviewed the information and gave positive comments. The main concern was the ability to clean the area and the loitering issue, many of which were addressed in the initial design concepts.

Brandon is working with Duane (City Purchasing Buyer) to provide information necessary to solicit bids for the parklet project.

Duncan made a motion to authorize Brandon to proceed with developing a maintenance agreement with Meal Estate, LLC. This is a conditional approval based upon having the maintenance agreement in place and the amount of the project not to exceed \$25,000. Jason seconded the motion. Jodi abstained. The motion was approved.

R-5:

Brandon stated that when the Purchase Option Agreement Draft from REgeneration is received, the agreement will be reviewed by the Real Estate Committee (Jodi and Dan) and then submitted to the Board.

The agreement with SuperRad to lease the R-5 building is being drafted. When complete, Brandon will send the Lease Agreement to the Real Estate Committee (Jodi and Dan) for their review before a final draft is submitted for Board review.

ADJOURN:

Shane made a motion to adjourn the regular meeting and go into Executive Session; Duncan seconded the motion. The regular meeting adjourned at 8:18 a.m.

Kirk moved to go into Executive Session at 8:20 a.m. to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under Colorado Revised Statutes Section 24-6-402(4)(a) of the open meetings law and will not return to the open meeting.

The Board convened into Executive Session. Members present were Kirk Granum (Chair), Duncan Rowley (Vice-Chair), Shane Allerheiligen, Jodi Coleman-Niernberg, Jason Farrington, Dan Meyer, Vance Wagner, Brandon Stam (DDA Director), John Shaver (City Attorney), Greg Caton (City Manager) and Jodi Romero (City Finance Director).

The Executive Session adjourned at 9:12 a.m.