

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, APRIL 27, 2017
750 MAIN STREET
7:30 A.M.

PRESENT: Kirk Granum (Chair), Duncan Rowley (Vice-Chair), Marty Chazen, Jodi Coleman-Niernberg, Tom LaCroix, Vance Wagner

ABSENT: Dan Meyer, Jason Farrington, Shane Allerheiligen

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

CITY STAFF: John Shaver (City Attorney) Greg Caton (City Manager)

GUESTS: Adam Cochran (Super Rad Art Jam Representative)

CALL TO ORDER: Kirk called the meeting to order at 7:31 a.m.

APPROVAL OF MINUTES:

Meeting of April 13, 2017

The approval of the April 13, 2017 minutes were tabled until the next meeting.

RESOLUTION TO APPROVE NEW GRANT PROGRAMS:

Vance made a motion to approve Resolution 2017-04, a new "Special Projects Grant" and "Change In Use Grant", as written. Marty seconded the motion. The motion was approved unanimously.

FAÇADE GRANT APPLICATIONS:

TWISTED TURTLE

The Façade Grant subcommittee reviewed an \$8,201.22 grant request that was submitted by Kevin Eardley, the Twisted Turtle, at 436 Main Street. The total estimated cost of improvements was \$16,402.45. Their request was for fabrication of a turtle logo sign and an awning. The subcommittee recommended denying the request because they had concerns it wasn't in character for what the program is for and the Board agreed. The Board felt that this application was not consistent with the program, which states priority will be given to improvements that eliminate blight and make the greatest visual impact on the surrounding environment, particularly those that have prime location, historical or community/social value, as determined by the DDA.

THE ZESTY MOOSE

The Façade Grant subcommittee reviewed a \$7,500.00 grant request that was submitted by Brian & Diana Tap (TZM, LLC), owners of The Zesty Moose Gourmet Marketplace, at 449 Colorado Avenue. The total estimated cost of improvements submitted was \$15,000.00. The improvements would be for the exterior of the building including adding a new rustic entrance door, the front entrance upgraded, an awning added, exterior brick restored, and painting. The recommendation from the subcommittee was to approve the grant due to the proposed improvements to a currently blighted property.

Marty made a motion to accept the Façade Grant request from The Zesty Moose Gourmet Marketplace, however, not to approve the Twisted Turtle's request. Tom seconded the motion. The motion was approved unanimously.

PARKLET:

Brandon explained that on October 27, 2016, Meal Estate, LLC presented a proposal for the 5th Street Parklet Project. At that meeting the Board supported the general Parklet idea, however, requested a complete design and cost estimate. Brandon distributed the information that was previously requested from Meal Estate, LLC which included a cover letter, letters of support from two property owners and business owners, a letter from the City Parking Enforcement Officer, cost estimates, as well as the project design and layout. The total cost of the project is estimated at \$19,488. Meal Estate, LLC is requesting the DDA fund the pilot project.

Jodi Niernberg stated that she is a managing member of Meal Estate, LLC and would recuse herself, however, as a representative, she would be available to answer questions.

Jodi indicated that they have met with the City Planning Department regarding the Parklet project. A revocable permit will be submitted and be reviewed at the next City Council meeting scheduled on May 17, 2017.

Brandon stated that the proposal indicated the DDA would be the owner of the Parklet since it would be Pilot Project that is paid for by the DDA. An agreement will be drafted between the DDA and Meal Estate, LLC indicating that Meal Estate, LLC would assume responsibility and maintenance of the Parklet. A second agreement will be drafted to allow the use of the right of way.

There was discussion regarding ownership of the Parklet and it was suggested that the DDA would have ownership. There was a recommendation that the Police Department CPTED review the project.

Jodi excused herself from the meeting and reconvened after the Board further discussed the Parklet.

The consensus of the Board was to move forward on further due diligence on the project by developing a maintenance agreement, having the DDA apply for the revocable permit which involves City input and to follow City procurement policies regarding solicitation of bids.

R-5 LEASE:

The Real Estate Committee reviewed the lease between the DDA and Super Rad Art Jam. The term of the lease would be 1 year with a renewal provision to renew the lease for one additional term of three (1) year renewals.

After Board review of the lease, the Board agreed to the following changes:

- Paragraph 2-The term of the lease would be 2 years with the option to renegotiate on the third year
- Paragraph 3-Change the wording that the \$2,500 deposit will be applied to any repairs as necessary and if any remainder, it should be applied to the last month's rent
- Paragraph 7-Add additional language to include no painting on the outside of the building.

If REgeneration and the DDA negotiate a purchase option agreement for the R-5 property, REgeneration would renegotiate the lease agreement with Super Rad Art Jam.

The consensus of the Board was for Brandon to make the changes above and move forward with the lease agreement.

UPDATES: There were none.

OTHER BUSINESS:

Vance spoke briefly about possible negotiations regarding the R-5 and White Hall projects and what role the DDA would play. He explained that it would be beneficial for the DDA to have an economic analysis on the properties when the negotiation process begins. Brandon will research this and define some assumptions.

PUBLIC COMMENTS: None

ADJOURN: *Vance made a motion to adjourn; Marty seconded the motion. The meeting adjourned at 9:00 a.m.*