

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, AUGUST 24, 2017
750 MAIN STREET
8:00 A.M.

PRESENT: Kirk Granum (Chair), Duncan Rowley (Vice-Chair), Jodi Coleman-Niernberg, Jason Farrington, Tom LaCroix, Dan Meyer, Phyllis Norris, Doug Simons Jr., Vance Wagner

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

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

CALL TO ORDER: Kirk called the meeting to order at 8:06 a.m.

APPROVAL OF MINUTES:

Meeting of August 10, 2017

Jason made a motion to approve the minutes of the August 10th, 2017 meeting; Tom seconded the motion. The minutes were approved unanimously.

DOWNTOWN WI-FI PROPOSAL

Brandon distributed a proposal regarding Wifi. The proposal is for a five year pilot project in which 32 Waves would build and maintain a Wifi network that would be available to the public from 3rd to 7th Street down Main Street. 32 Waves would manage the network and provide the equipment. The DDA would be responsible for upfront costs (approximately \$7,500) in building the network. The Wifi would be an amenity for visitors and tourists and for special events. This would be beneficial to have the ability to capture data (email addresses, zip codes, etc.) to help promote events and market the downtown more efficiently.

Greg Caton stated that City Council will be discussing broadband at a Special Workshop meeting on September 5, 2017, therefore, more information will be available regarding Wifi service to the Downtown area.

After discussion the Board agreed that Scott Hockins (City Purchasing Supervisor) review the proposal and postpone making any decisions until the City Council discussion on September 5th.

There will be more information regarding this issue at the next Board meeting.

PLAN OF DEVELOPMENT

Brandon gave an overview of the Plan of Development (POD) process. He spoke with other DDA's that have updated their Plans of Development. Other DDA's mentioned the importance of outreach within their downtown communities to ensure the POD has buy-in from the community. The POD also provides clarity for future Boards and staff. A Request for Proposal (RFP) would need to be issued to qualified firms to update the POD. After a firm is selected, the process would take approximately six to eight months to complete and the cost range is estimated from \$40,000–\$75,000. Brandon explained that the next step in the process would be to apply for the Federal Mineral Lease Grant. The grant would match

up to 50% of the cost. Applications are due by September 8, 2017. Awards will be announced tentatively for mid-October.

John explained that there will be a 6-8 week initial plan process to amend the POD in response to the Las Colonias Business Park project.

Tom made a motion to go forward with the Request for Proposal process. Jodi seconded the motion. Duncan opposed. The motion was approved unanimously.

Tom made a motion for Brandon to submit the Federal Mineral Lease Grant application. Jodi seconded the motion. Duncan opposed. The motion was approved unanimously.

UPDATES

Brandon distributed a Resolution supporting School District 51 Ballot Issue 3A and 3B. Brandon explained that the ballot language has not been completed yet, therefore, the ballot language will be added once it is available. The Board also requested adding additional language regarding the Colorado and National average days per year that students are in school versus Mesa County School District 51.

Tom made a motion to adopt the Resolution supporting School District 51 Ballot Issue 3A and 3B with the ballot language once it is available and changes that were discussed. Jodi seconded the motion. The motion was approved unanimously.

OTHER BUSINESS

Jason recommended discussion of a 3rd party financial consultant review of financial information for future projects.

Brandon stated that there will be discussion regarding the DDA budget in September.

PUBLIC COMMENTS

There were none.

ADJOURN

Jodi made a motion to adjourn; Jason seconded the motion. The motion was approved. The meeting adjourned at 8:53 a.m.