

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, SEPTEMBER 14, 2017
750 MAIN STREET
7:30: A.M.

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

ABSENT: Kirk Granum, Tom LaCroix

DDA/BID STAFF: Vonda Bauer, Brandon Stam

CITY STAFF: John Shaver (City Attorney), Greg Caton (City Manager) Jodi Romero (City Finance Director), Jay Valentine (Deputy Finance Director)

CALL TO ORDER: Duncan called the meeting to order at 7:30 a.m.

APPROVAL OF MINUTES:

Meeting of August 24, 2017

Jason made a motion to approve the minutes of the August 24th, 2017 meeting. Phyllis seconded the motion. The motion was approved unanimously.

EXECUTIVE SESSION:

Duncan made a motion to go into Executive Session to discuss matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402 (4)(e), relative to City owned property. Phyllis seconded the motion. The motion was approved.

The Board convened into Executive Session at 7:34 a.m. Board members present were Duncan Rowley (Vice-Chair), Jodi Coleman-Niernberg, Jason Farrington, Dan Meyer, Phyllis Norris, and Doug Simons Jr. Vance Wagner recused himself from the meeting. Kirk Granum and Tom LaCroix were absent. Others present were Brandon Stam (DDA Director), John Shaver (City Attorney), Greg Caton (City Manager) Jodi Romero (City Finance Director), and Jay Valentine (Deputy Finance Director). Via phone were Tom Paquette and Barry Strafacci (Pinnacle Venue Services).

The Executive Session adjourned at 9:26 a.m.

RETURN TO OPEN SESSION

The Board reconvened into open session at 9:27 a.m.

After discussion in the Executive Session, the consensus of the Board was to proceed to authorize City staff to sign the letter of commitment to lock in the interest rate for the project that was discussed in Executive Session. Dan disagreed with the authorization to lock in the interest rate.

UPDATES

Plan of Development Business Park Update

Brandon explained that the DDA's Plan of Development needs to be modified to include the Las Colonias Business Park. The Las Colonias Business Park will be added to page 38 of Section VII of the Plan of Development as project number 19. Brandon read the proposed language to the Board.

Jason moved to update the Plan of Development to include the Las Colonias Business Park with the language presented by Brandon. Dan seconded the motion. The motion was approved unanimously.

Downtown Wi-fi Proposal

Brandon stated that Scott Hockins (City Purchasing Supervisor) reviewed the Downtown Wifi Proposal from 32Waves and indicated that this proposal is a different scope than what the City is trying to pursue as it will be more of a Downtown amenity rather than Citywide Broadband.

Phyllis made a motion to approve the proposal from 32Waves to provide Wi-fi Downtown for the estimated amount of \$7,453, however, not to exceed \$10,000 without further action. Dan seconded the motion. The motion was approved unanimously.

Parklet

Brandon explained that a Request for Proposal was previously sent out for the Parklet. PNCI was the only applicant that submitted a proposal. The Board previously approved the project not to exceed \$25,000, however, the proposal from PNCI was \$28,426 based upon actual costs.

Vance made a motion to amend the budget on the Parklet project to \$28,426. Phyllis seconded the motion. The motion was approved unanimously.

OTHER BUSINESS

None

PUBLIC COMMENTS

None

ADJOURN

Vance made a motion to adjourn; Phyllis seconded the motion. The motion was approved. The meeting adjourned at 9:39 a.m.