

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, SEPTEMBER 28, 2017  
750 MAIN STREET  
7:30 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), Jodi Romero (City Finance Director), Jay Valentine (Deputy Finance Director)

**GUESTS:** Kevin Reimer (Western Hospitality) and Maria Rainsdon (General Manager-Two Rivers Convention Center & Avalon Theatre)

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

**APPROVAL OF MINUTES:**

Meeting of September 14, 2017

Dan stated that he would like the September 14<sup>th</sup>, 2017 minutes to reflect that he objected in regards to authorize City staff to sign the letter of commitment to lock in the interest rate for the project discussed in the Executive Session.

*Jason made a motion to approve the minutes of the September 14<sup>th</sup>, 2017 meeting with the above change. Jodi seconded the motion. The motion was approved unanimously.*

**BOARD DISCUSSION REGARDING POSITIONS**

Kirk explained that he was no longer eligible to serve on the DDA/BID Board. The property located at 6<sup>th</sup> & Main, which he was a representative for, has sold therefore he will resign immediately.

The Board discussed the options of a new Board member. The recommendation was to review the applicants that had previously applied during the vacancy in June. Brandon will forward the information to the Board for review.

*Tom made a motion for Duncan to serve as Chair. Phyllis seconded the motion. The motion was approved unanimously.*

*Tom made a motion for Jodi to serve as Vice-Chair. 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 and will be returning to open session. Phyllis seconded the motion. The motion was approved.*

The Board convened into Executive Session at 7:42 a.m. Board members present were Duncan Rowley (Chairman), Jodi Coleman-Niernberg, Jason Farrington, Dan Meyer, Phyllis Norris, and Doug Simons Jr. Kirk Granum left the meeting since he no longer will be serving on the Board. Vance Wagner recused himself from the Executive Session. Others present were Brandon Stam (DDA Director), and John Shaver (City Attorney).

After Board discussion, Jodi Romero (City Finance Director), Jay Valentine (Deputy Finance Director), Kevin Reimer (Western Hospitality) and Maria Rainsdon (General Manager-Two Rivers Convention Center & Avalon Theatre) joined in the Executive Session meeting.

The Executive Session adjourned at 9:18 a.m.

#### **RETURN TO OPEN SESSION**

The Board reconvened into open session at 9:19 a.m.

*Tom made a motion that we table any action on the projects discussed in executive session until we find out an estimate for what the interest rate would be for just one project, until we find out an estimate of what repairs will be done out of the \$6 million and until we find out about estimated potential future repairs to Two Rivers over the next 10 years. Dan seconded the motion. Duncan, Jodi, Jason, Phyllis, and Doug opposed. The motion did not carry.*

*Jodi made a motion to continue negotiations and draft a final resolution with financing details of the project for approval in two weeks. Phyllis seconded the motion. Dan and Tom opposed. The motion carried.*

#### **UPDATES**

None

#### **OTHER BUSINESS**

None

#### **PUBLIC COMMENTS**

None

#### **ADJOURN**

*Jodi made a motion to adjourn; Phyllis seconded the motion. The motion was approved. The meeting adjourned at 9:45 a.m.*