

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
TUESDAY, OCTOBER 17, 2017
(Special Date)
750 MAIN STREET
7:30 A.M.

PRESENT: Duncan Rowley (Chair), Tom LaCroix, Dan Meyer, Phyllis Norris, Doug Simons Jr. (via telephone)

ABSENT: Jodi Coleman-Niernberg, Jason Farrington, Vance Wagner

DDA/BID STAFF: Vonda Bauer, Allison Blevins, 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 7:32 a.m.

APPROVAL OF MINUTES:

Meeting of September 28, 2017

Phyllis made a motion to approve the minutes of the September 28th, 2017 meeting. Tom seconded the motion. The motion was approved.

FAÇADE GRANT – CHARLIE DWELLINGTONS

The Façade Grant Committee (Jason & Tom) previously reviewed the Façade Grant Application request submitted from David and Sanna Weaver, property owner of Charlie Dwellington's, located at 103 N 1st Street. The total project request submitted was \$7,995.59 which would qualify for a grant of \$3,997.80. The owners are requesting the funds for landscaping, painting, and improving their patio area and outside lighting.

Dan made a motion to approve the Façade Grant request as submitted. Phyllis seconded the motion. The motion was approved unanimously.

RESOLUTION FOR CONSIDERATION TO APPROVE FINANCING FOR LAS COLONIAS BUSINESS PARK AND TWO RIVERS CONVENTION CENTER

(Description of the Project from Resolution, Exhibit A)

The new money portion of the net proceeds of the 2017 Bonds, and the net proceeds of the 2018 Bonds, will be used for some of the following costs, all of which collectively constitute the Project:

- Capital improvements to the Two Rivers Convention Center, including, without limitation, roof repairs, upgrades to the water distribution system, kitchen upgrades, exterior repairs, and the construction of a corridor that will connect the Convention Center to a future hotel planned to be constructed in 2019.
- TRCC) and infrastructure improvements to the Las Colonias Business Park, including, without limitation, roads, utilities, lakes, and green spaces for public use.

- To the extent of any additional remaining funds, any other improvements approved by the qualified electors of the Authority at the election held on April 3, 2007 or April 5, 2011, including specifically, the financing of streets, parks, plazas, parking facilities, playgrounds, capital facilities, pedestrian malls, rights-of-way, structures, waterways, bridges, and access routes to any of the foregoing, designed for use by the public generally or used by any public agency with or without charge.

Brandon indicated the Resolution that was previously sent to the Board had a correction. The amount for the Tax Increment Revenue Bonds, Series 2018 in the maximum aggregate principal amount was incorrect and was updated from \$9,195,000 to \$9,120,000.

John Shaver explained that the correction was a reduction in the cost of issuance over what we would have with a traditional bond versus this arrangement being proposed which is a loan which is evidence to buy a loan agreement instead of the traditional bonds. With bonds there would be an additional cost of approximately \$75,000 which would include printing of the bonds, a requirement to do a preliminary official statement, and an official statement.

If the Resolution is approved by the DDA, the first reading of the proposed Ordinance would occur at the City Council meeting tomorrow, October 18th, and a Public Hearing would be scheduled for November 1st.

Duncan stated that Jason was unable to attend the meeting, however, he submitted an email to Duncan and Brandon. Duncan read the following email for the record:

Duncan,

As we discussed this afternoon, I am traveling out of town and will not be able to attend the DDA/BID Board of Director's meeting tomorrow morning.

In the event that I am unable to connect via phone, I want to share my position on agenda items.

- 1) *Façade Grant for Charlie Dwellington property. I recommend the board move to approve.*
- 2) *DDA financing of \$18 million to fund Los Colonias Business Park and Two River's Convention Center projects – as previously discussed by the board. I generally approve of funding both projects.*

Sincerely,

Jason Farrington

John Shaver explained that it would be up to the Board to determine if the email was sufficient. John implied that legally the email would be valid because of the fact that Jason had given his direction. The Board agreed that Jason's email signified support for the resolution.

Phyllis made a motion to approve the Resolution to move forward. Doug seconded the motion. Duncan, Phyllis, Doug, and Jason voted yes. Dan and Tom opposed. The motion carried with a 4 to 2 vote.

VACANT BOARD SEAT RECOMMENDATION

Due to the resignation of Kirk Granum, at the last meeting the Board agreed to review applicants that had previously applied during the Board vacancy in June. Two applications remained on file in the event of a future opening. Only one applicant was still available to serve on the DDA/BID Board, therefore, Brandon sent Aaron Young's application to the Board for review. Brandon explained that the Board can make a recommendation to City Council for Aaron to serve on the DDA/BID Board for a partial term ending in June 2018. If approved, Brandon will draft a letter to City Council with the Board's recommendation and send it to the City Clerk.

Tom made a motion to recommend to City Council that Aaron Young serve on the DDA/BID Board. Dan seconded the motion. The motion was approved unanimously.

UPDATES

AOTC RECAP

Brandon stated that the Art on the Corner installation and reception went well and there was positive feedback from the artists. The Ostrich was moved to the planter, by Rock Slide, and was repaired by the artist, Dale Montagne. The AOTC Committee will meet in November to review the event.

Duncan recognized Vonda and Tina for all their hard work on the Art on the Corner this year and indicated that a couple of artist's expressed how nice they were to work with and they did a good job.

BLUEPRINT 2.0 CREATIVITY LAB

Downtown Grand Junction and the Grand Valley Creative Alliance were chosen for a Blueprint 2.0 grant, the Creativity Lab by the Colorado Office of Economic Development. The Creativity Lab meeting was held at the Avalon Theatre on Friday, October 13th. Brandon stated that the Lakewood-West Colfax Business Improvement District and 40 West Arts District discussed their experiences in being a Creative District. The Creative District program will be changing their certification process from an application process to an invite only process. Grand Lake and Grand Junction were invited to apply to be a Certified Creative District.

OTHER BUSINESS

None

PUBLIC COMMENTS

Les Miller (Sentinel Square, Inc Property Manager) expressed that he would like more details regarding the financing of the Las Colonias Business Park and Two Rivers Convention Center and how it effects the existing bond issue as well as the scope of the project for Two Rivers. The Board discussions of these projects have been in Executive Session therefore very little information has been provided in the Board minutes. The Resolution was provided to Mr. Miller. City Attorney John Shaver explained that the Ordinance is an attachment to the Resolution and the DDA Board authorized the Resolution to proceed to the City Council. The City Council, based upon statute, actually does the agreement for purposes of securing the money. The DDA only functions by virtue of debt. John indicated that the interest rate for the project is 3.36%. John and Brandon offered to discuss the projects in further detail with Les.

ADJOURN

Phyllis made a motion to adjourn; Tom seconded the motion. The motion was approved. The meeting adjourned at 7:54 a.m.