

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY
BOARD MINUTES
THURSDAY, OCTOBER 26, 2017
750 MAIN STREET
7:30 A.M.

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

ABSENT: Vance Wagner

DDA/BID STAFF: Allison Blevins, Caitlyn Love, 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 October 17, 2017

There were no changes to the October 17th minutes, therefore, they were approved.

NEW BOARD MEMBER INTRODUCTION

Duncan welcomed and introduced new DDA/BID Board member Aaron Young. Aaron was appointed for a partial term ending June 2018 due to Kirk Granum's resignation.

BUDGET DISCUSSION AND APPROVAL

Brandon presented the 2018 DDA Budget. The recommended budget totals \$11.6 million, of which \$9.1 million represents the use of debt proceeds to be used for the Las Colonias Business Park and improvements to Two Rivers Convention Center. The City of Grand Junction is participating in these projects through an annual contribution to the DDA of \$954,921 annually over a 15 year period.

In 2018, Fund 103 will serve as a payment fund for the major capital projects. Most line items including Nuisance Animal Control, Special Projects, etc. that were previously budgeted and expensed in the 203 Fund will be moved to Fund 103. The R-5 lease revenue and expenses will continue to be processed in Fund 203.

Operating Fund Highlights:

- The "Special Projects" line item has been increased from \$70,000 to \$120,000.
- The DDA will continue participation in the Downtown Police Patrol Program by paying \$173,411 towards the cost of two full-time Police Officers for Downtown, which represents 50% of the Sales Tax TIF given to the DDA by the City.
- A \$500,000 contingency is being recommended for planned and potential projects in 2018.

Phyllis made a motion to approve the budget as written and present it to City Council next week. Jodi seconded the motion. The motion was approved unanimously.

RATIFICATION OF THE ACTION OF THE OCT 17TH MEETING CONCERNING THE RESOLUTION APPROVING THE LOAN AGREEMENT

Brandon explained that some Board members were unable to attend the October 17th meeting and Jason had submitted an email recommending the Board approve the funding of the Las Colonias Business Park and Two Rivers Convention Center projects. Brandon and John Shaver indicated that it would be beneficial to have more clarity on the Board's position, therefore, a revote was recommended for approving the loan agreement to approve financing for Las Colonias Business Park and Two Rivers Convention Center.

Brandon gave a brief overview of the project and approval process.

Jodi made a motion to approve the Resolution as written. Jason seconded the motion. Dan and Tom opposed. The motion carried.

DOWNTOWN POLICE UPDATE

Grand Junction Police Chief John Camper gave an overview and shared some statistics over the past year since the implementation of the Downtown Police Program. Two full-time police officers (Dustin Bovee and Addison Horst) were assigned to Downtown. The seasonal Parks Patrol officers were increased to 9 and the Downtown Ambassador Program was implemented to help increase visibility downtown. During the Crime Prevention Through Environmental Design (CPTED) discussions, recommendations for making environmental changes to Downtown to reduce crime were:

- Configuration of benches
- Lighting
- Music in the restrooms

Chief Camper also recommended that a camera system be considered for the Downtown area. Cameras are a deterrent and does allow when a crime occurs to use the information for evidence.

After discussion other recommendations were:

- Look into implementing a match Safety Grant program to help fund cameras for businesses
- Include permanent lighting in the trees in the breezeways

Allison stated that she meets with the Downtown Police Officers frequently and have ongoing conversations regarding any issues. In addition, the Parks Department, DDA, and the BID are in the process of developing a strategic plan for the Downtown Park.

The Board thanked Chief Camper for his service and wished him good luck in his new position with Colorado Bureau of Investigation.

UPDATES

Street Improvements

Brandon met with City Traffic Engineer, Paul Jagim to discuss additional signage for crosswalks and making Downtown a more pedestrian friendly zone. The Board discussed potential pedestrian improvements such as additional signage and rumble strips permitted to slow traffic down.

Parklet

Brandon stated that PNCI will be installing the parklet within the next couple of weeks.

OTHER BUSINESS

Brandon thanked John for drafting the licensing agreement for the Downtown Wifi. The equipment has also been ordered, therefore, 32 Waves will be providing the service soon.

Dan requested an update on the Endcap project and information on the prior DDA Director's settlement.

Brandon explained that he had met with Jeffery Fleming a few months ago regarding the Endcap and Jeffery indicated they had finished projecting the cost of the project but hadn't finished the final designs and would be doing a launch in the spring of 2018. Brandon stated that the Parking Garage Association approved their concept, however, they requested engineering documents and more details of the project.

There was discussion regarding the settlement of the former DDA Director, John Schneiger. It was decided that the Board Chair would send out the settlement details to the Board members.

Doug Simons Jr. requested information regarding holiday parking. Allison explained that the BID will recommend to City Council, on November 1st, to approve donating 50% of the holiday parking proceeds to United Way.

PUBLIC COMMENTS

Les Miller (Property Owner and former DDA/BID Board Member) asked "What was the intention of public comments"? Duncan explained that the intent was for community members to give input. Les indicated that he would like to know if there was a financial settlement paid out by the DDA to the former DDA Director, John Schneiger and if so how much was the settlement. John Shaver replied that he would be happy to answer those questions, however, the discussions regarding the settlement were in Executive Session and the Board had given some authority for purposes of a resolution. John indicated that they had been working with the previous Board Chairman, however, he would discuss the matter with the current Board Chair regarding your questions.

Les also requested a copy of the proposed DDA budget in advance of the City Council Workshop next week.

Dustin Anzures gave an update on the Train Depot project. They have met with the City Planning Department to discuss their utility plan. They are looking for perspective tenants and firming up design concepts and budget information.

ADJOURN

Jodi made a motion to adjourn; Phyllis seconded the motion. The meeting was adjourned.