

GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY  
BOARD MINUTES  
THURSDAY, APRIL 26, 2018  
128 N 5<sup>th</sup> Street, Suite B  
7:30 A.M.

**PRESENT:** Duncan Rowley (Chair), Jodi Coleman-Niernberg (Vice-Chair), Jason Farrington, Tom LaCroix, Vance Wagner, Aaron Young

**ABSENT:** Dan Meyer, Phyllis Norris, Doug Simons Jr.

**DDA/BID STAFF:** Vonda Bauer, Caitlyn Love, Brandon Stam

**CITY STAFF:** John Shaver (City Attorney)

**CALL TO ORDER:** Duncan called the meeting to order at 7:36 a.m.

**APPROVAL OF MINUTES:**

Meeting of March 22, 2018

***Jason made a motion to approve the March 22, 2018 minutes; Aaron seconded the motion. The motion was approved.***

Meeting of April 12, 2018

***Tom made a motion to approve the April 12, 2018 minutes; Jason seconded the motion. The motion was approved.***

**R-5 TITLE CONVEYANCE**

Aaron is an investor in the project, therefore, he recused himself from the R-5 title conveyance discussion.

Duncan explained that at the last DDA meeting a motion was approved to have the Special Warranty Deed and the Purchase Sale Agreement (PSA) be reviewed by an outside attorney to ensure that the term in which the Board agreed in the Purchase Contract was accurately reflected in the Special Warranty Deed. Attorney Rich Livingston reviewed the documents and stated that it is uncertain whether the conditions specified in the deed are determinable or will ensure that the property be returned to the DDA in the event of default. Mr. Livingston recommended amending the PSA to ensure an accurate legal description of the property, which occurred due to the subdivision application that took place. Tom indicated that he still has concerns with the Warranty Deed as it is written as well as any potential re-conveyance of title.

Jodi explained that if the deed is not transferred then the DDA would be in breach of the PSA. The language in the PSA indicates that the deed be transferred once REgeneration complies with the requirements of the PSA. The PSA states the first stage is the entitlement process which costs approximately \$320,000 and Mr. Nelson has shown that he has the money for the entitlement process in accordance with the PSA, therefore, the next stage of the entitlement process would be to initiate the deed transfer. Mr. Nelson needs the deed in order to get other financing which now includes the Metro District.

***Jodi made a motion to approve the transfer of the deed as written for the R-5 block subdivision. Duncan seconded the motion. Tom opposed. The motion carried 5-1.***

*(Doug was absent, however, he previously sent an email to Brandon indicating he was in favor of the deed transfer. Per John Shaver, the Board may accept Doug's email upon Board approval. The Board accepted the email as a yes vote).*

## **FAÇADE GRANT APPLICATIONS AND APPROVALS**

### **Las Marias**

The Façade Grant subcommittee (Tom & Jason) reviewed a Façade Grant request that was submitted by Maria Maestas, property owner of 118 S. 7<sup>th</sup> Street. Ms. Maestas is requesting funding to install one big awning consisting of three awnings bolted together, and install new storefront doors. The total estimated cost of improvements for the project is \$20,063 which would qualify for a grant of up to \$10,000.

*Jason made a motion to approve the Façade Grant request of \$10,000 for Las Marias. Tom seconded the motion. The motion was approved.*

### **Mesa Theater**

The Façade Grant subcommittee reviewed a Façade Grant request that was submitted by Brett Strong, property owner of 538 Main Street. Mr. Strong is requesting funding to replace all current metal siding with a more modern look, replace windows, repair existing brick, and replace the lighting to modern LED fixtures. The total estimated cost of the project is \$26,120 which would qualify for a grant of up to \$10,000.

After discussion the Board agreed that additional information needs to be provided regarding the detail of the design, colors, and materials before approving the request.

## **UPDATES**

### Las Colonias

Duncan met with Trent Prall (City of Grand Junction Public Works Engineering Director) to tour the Las Colonias site. Duncan gave a brief overview of the progress of the site. The contractor for the project is Skyline Contracting Inc.

Brandon explained that the Las Colonias Development Corporation Board has been drafting and reviewing the final Master Lease Agreement. There will be a Master Lease from the City of Grand Junction to the LCDC. The LCDC will negotiate the terms and sublease to the potential pad site tenants.

There Board had concerns that the LCDC could only lease for up to 25 years. John Shaver explained that the City's Charter prohibits the City from leasing a property for more than 25 years. There may be options for early renewals.

Brandon thanked Jodi for speaking at the Las Colonias Ground Breaking Ceremony on behalf of the DDA. There was great support and attendance.

Tom left the meeting at 8:33 a.m.

## **ANNUAL REPORT**

Brandon encouraged Board members to distribute the DDA Annual Report to others.

## **ART ON THE CORNER**

Brandon and Vonda attended an online webinar training through CaFÉ (CallForEntry.org). CaFÉ is an online application and adjudication system for managing calls for entry. This program would allow call administrators to streamline every step of the application and review process online.

At the Art on the Corner meeting in April, the committee recommended increasing the honorarium from \$800 to \$1,000. Araan Schmidt, an Assistant Professor of Sculpture at Colorado Mesa University, was selected to be the curator for this year's exhibit. The AOTC Committee will select the 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> place winner which will be announced during the Art Festival. There will be a Welcome Reception on Friday instead of Saturday. The installation of the temporary pieces will be on Saturday, October 6<sup>th</sup>.

Duncan stated that Brandon had done a good job in reengaging the AOTC Committee.

Last year an inventory was performed of all the permanent sculptures owned by AOTC and this year new plaques will be mounted on the sculptures. Sculptures will be polished and the pedestals will be cleaned and painted.

#### **PLAN OF DEVELOPMENT GRANT**

Community Builders, located in Glenwood Springs, awarded the DDA a grant that will match the funds that the Board previously pledged toward the Plan of Development and will provide additional resources.

#### **OTHER BUSINESS**

##### Bicycle Service Station

Aaron recommended the DDA purchase a bicycle service station to encourage bicycle usage Downtown. Aaron would like to install the station at his building at 750 Main Street. The Mesa County Library currently has a station at their location.

Brandon stated that the estimated cost would be \$1,500 per service station.

***Vance made a motion to purchase two bike service stations that would be funded through the Special Projects fund. Jason seconded the motion. The motion was approved unanimously.***

##### DDA Board Meetings

Aaron asked if the DDA meetings could be changed to once a month instead of twice a month.

John replied that the by-laws would need to be modified if the meetings are changed.

After Board discussion, due to the amount of current projects, the consensus was to continue the meetings twice a month. However, if there is no business to discuss the meeting could be canceled more often.

##### Vacant Position

Brandon stated there were 66 applications for the Downtown Marketing & Communication Specialist position. Brandon, Jason, and Shelley Caskey (City Human Resources) will interview the applicants next week.

#### **PUBLIC COMMENTS**

None

#### **ADJOURN**

***There being no further business, Jason made a motion to adjourn; Jodi seconded the motion. The meeting adjourned at 8:55 a.m.***